

LOT 128
IN OR 2136/1866
LUMBER CREEK #1 PB 7/295 N/K/A

MUSTAFA YAHYA OMAR JR
78160 SADDLE ROCK ROAD
YULEE, FL 32097

2024

09-2N-27-1290-0128-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	07	CORK/VTILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4073.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	1,383	167,434
FGR	420	55	231	27,966
FOP	40	30	12	1,453
FOP	78	30	23	2,785
TOTALS	1,921		1,649	199,638

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	131.3760	124.81	205,812	2017	2017	0	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2019						Heated Area: 1383		HX Base Yr 2019				
BLD DATE					06/02/2022		NW		LGL DATE			
XF DATE									LAND DATE			