

LOT 17
RIVER GLEN PH 5A OR 2510/1956

CARTY PORTIA J & RICHARDO A ET AL/JUNOR MIRIAM
70417 WINDING RIVER DRIVE
YULEE, FL 32097

2024

13-2N-26-1832-0017-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		05
NEIGHBORHOOD/LOC	5009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1,812	192,652
FGR	420	55	231	24,560
FOP	20	30	6	638
FSP	120	40	48	5,103
TOTALS	2,372		2,097	222,953

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	111.9160	106.32	222,953	2022	2022	0	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023						Heated Area: 1812			HX Base Yr 2023			
												