



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	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		4 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
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	1,044	100	1,044	111,875
FGR	420	55	231	24,754
FOP	93	30	28	3,000
FOP	120	30	36	3,858
FUS	1,429	100	1,429	153,132
STR	52	10	5	536
TOTALS	3,158		2,773	297,155

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,773	112.8000	107.16	297,155	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024						Heated Area: 2473		HX Base Yr 2024			

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023
INC DATE	70649 TURTLE CREEK CT, YULEE		AG DATE
			MLU

EXTRA FEATURES							70649 TURTLE CREEK CT, YULEE				INC DATE				AG DATE			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0811	CONCRETE B	0	100	0	0	706.00	SF	5.20	5.20	100	2024	2023		100	3,671		
2	0476	VF 6 SBPL	0	100	0	0	306.00	LF	32.00	32.00	100	2024	2023		100	9,792		
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300		