



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 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	2,043	100	2,043	223,484
FGR	448	55	246	26,910
FOP	36	30	11	1,203
FSP	216	40	86	9,408
FST	15	55	8	875
TOTALS	2,758		2,394	261,880

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,394	115.1500	109.39	261,880	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2043 HX Base Yr 2024											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

66079 EDGEWATER DR, YULEE

TOTALS															2,354		201,888		66079 EDGEWATER DR, YULEE				XF DATE		LAND DATE	
																							AG DATE			
EXTRA FEATURES																										
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	0810	CONCRETE A	0	100	0	0	726.00	SF	6.50	6.50	100	2023	2023		100	4,719										