



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	08	SHT VINYL 50		
Interior Floo	14	CARPET 50		
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		
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	1,488	100	1,488	158,323
FGR	400	55	220	23,408
FOP	20	30	6	638
PT0	70	5	4	426
TOTALS	1,978		1,718	182,795

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,718	112.0000	106.40	182,795	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2024 Heated Area: 1488 HX Base Yr											
65183 FOREST GLEN LN, YULEE											
				BLD DATE				LGL DATE	06/12/2023 MLU		
				XF DATE				LAND DATE			
				INC DATE				AG DATE			

EXTRA FEATURES										65183 FOREST GLEN LN, 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	0	0	0	710.00	SF	5.20	5.20	100	2024	2023		100	3,692	