

LOT 31
ESMT PT OR 1569/134
MARSHES @ LANCEFORD PB 7/141

BROWN WINSTON
96190 ASHFORD CT
YULEE, FL 32097

2024

24-2N-28-1310-0031-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 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		5 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE		0100SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC		4078.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	175,535
DKC	160	10	16	2,035
FGR	466	55	256	32,563
FOP	58	30	17	2,162
FOP	110	30	33	4,198
FUS	1,608	100	1,608	204,536
TOTALS	3,782		3,310	421,030

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	3,310	110.6070	138.26	457,641	2007	2007	0	0	8.00 92.00
1 SNGL FAM - 100% - 2017						Heated Area: 2988		HX Base Yr 2017		
8 20 8 10 11 20 26 11 6 9 26 20 18 9 5 4 13 7 2014 2007 2										