

LOT 375 & W1/2 OF LOT 376
HERON ISLES #2 PB 7/218
ESMT IN OR 2260/1576

NEAL PATRICK M & RUTH
96369 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0375-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		05	AVERAGE 100	
Roof Structur		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floo		14	CARPET 80	
Interior Floo		08	SHT VINYL 20	
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		05	Quality Level 05	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,977	100	1,977	212,457
FGR	418	55	230	24,717
FOP	39	30	12	1,290
FOP	144	30	43	4,621
TOTALS	2,578		2,262	243,085

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,262	114.2680	108.55	245,540	2020	2020	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2021