



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	12	HARDWOOD 40		
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		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	512	15	77	11,105
BAS	378	100	378	54,518
BAS	2,236	100	2,236	322,494
FEP	272	80	218	31,442
FGR	543	55	299	43,124
FOP	768	30	230	33,172
FOP	168	30	50	7,211
FUS	432	100	432	62,306
UST	70	45	32	4,615
TOTALS	5,379		3,952	569,989

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,952	107.7300	161.60	638,643	2001	2001	0	0	10.75	89.25
1 SFR CUST - 100% - 2019											
Heated Area: 3046											
HX Base Yr 2019											
75732 CLYDE HIGGINBOTHAM RD, YULEE											
BLD DATE				LGL DATE							
XF DATE				LAND DATE							
INC 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
1	0920	CWALL-WD/M	0	100	0	0	370.00	LF	390.00	390.00	100	2001	2001	3
2	0812	CONCRETE C	0	100	0	0	3,141.00	SF	4.00	4.00	100	2001	2001	3
3	0300	BOAT DCK W	0	100	0	0	526.00	SF	40.00	40.00	100	2021	2021	3
4	0350	CARPORT WD	0	100	22	14	308.00	SF	13.00	13.00	100	2021	2021	3
5	0861	POOL GUNIT	0	100	50	18	900.00	SF	85.00	85.00	100	2021	2021	3
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3
7	0912	SCRN RM G	0	100	0	0	2,226.00	SF	20.00	20.00	100	2021	2021	3
8	0857	SANDSTONE/	0	100	0	0	1,672.00	SF	16.00	16.00	100	2021	2021	3
9	0812	CONCRETE C	0	100	0	0	1,500.00	SF	4.00	4.00	100	2024	2022	100
TOTALS														

LAND DESCRIPTION				TOTAL OB/XF										211,314										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		OR	200.00	250.00	1.33	AC		1.00	1.00	1.00	125,000.00	125,000.00	166,250							
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