



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality		06	Quality Level 06	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4071.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	1,666	202,720
FGR	455	55	250	30,421
FOP	94	30	28	3,407
FSP	130	40	52	6,327
FST	15	55	8	973
FUS	371	100	371	45,144
PTO	70	5	4	487
STR	48	10	5	609
TOTALS	2,849		2,384	290,087

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,384	129.3796	122.91	293,017	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2021 Heated Area: 2037 HX Base Yr 2021											
BLD DATE	05/17/2022					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

86573 LAZY LAKE CIR, YULEE

EXTRA FEATURES										86573 LAZY LAKE CIR, 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	0810	CONCRETE A	0	100	0	0	579.00	SF	6.50	6.50	100	2020	2020	3	99	3,726	