

BLOCK 2 LOT 30  
IN OR 486 PG 433  
YULEE WOODS #2 PB 5/83 & 84

WELLS HOWARD E III & DONNA G  
85109 JOANN ROAD  
YULEE, FL 32097

2024

42-2N-27-4612-0002-0300



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 05               | AVERAGE 100      |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 14               | CARPET 90        |              |                      |
| Interior Floor           | 08               | SHT VINYL 10     |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 3 100            |              |                      |
| Bathrooms                |                  | 2 100            |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  | 1.               | 1. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 03               | Quality Level 03 |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM                  |                  | MKT AREA         |              | 04                   |
| NEIGHBORHOOD/LOC         | 4048.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,632            | 100              | 1,632        | 136,500              |
| FOP                      | 32               | 30               | 10           | 836                  |
| UGR                      | 780              | 45               | 351          | 29,357               |
|                          |                  |                  |              |                      |
| TOTALS                   | 2,444            |                  | 1,993        | 166,694              |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                         |     |           |             |                |                |      |      |      |      |   |       |        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE                                                                                                                                                                                                                                                                                                                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100                                                                                                                                                                                                                                                                                                                                                       | 01  | 1,993     | 103.8800    | 98.69          | 196,689        | 1991 | 1991 | 0    | 0    | 0 | 15.25 | 84.75  |
| 1 SINGLE FAM - 100% - 0                                                                                                                                                                                                                                                                                                                                    |     |           |             |                |                |      |      |      |      |   |       |        |
| Heated Area: 1632                                                                                                                                                                                                                                                                                                                                          |     |           |             |                |                |      |      |      |      |   |       |        |
| HX Base Yr                                                                                                                                                                                                                                                                                                                                                 |     |           |             |                |                |      |      |      |      |   |       |        |
| <div><div><div><div><div>26</div><div>30</div><div>26</div><div>30</div><div>UGR<br/>1993</div></div></div><div><div><div>52</div><div>32</div><div>30</div><div>32</div><div>BAS<br/>1993</div></div><div><div><div>8</div><div>4</div><div>4</div><div>4</div><div>FOP<br/>1993</div></div><div><div>14</div><div>30</div></div></div></div></div></div> |     |           |             |                |                |      |      |      |      |   |       |        |

|          |  |           |
|----------|--|-----------|
| BLD DATE |  | LGL DATE  |
| XF DATE  |  | LAND DATE |