

LOT 9 & S 1/2 OF LOT 10
IN OR 716 PG 902
WILSON NECK SUB PB 4/2

EPTING RICHARD C
85196 AVANT ROAD
YULEE, FL 32097

2024

43-2N-27-4640-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4082.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	1,086	92,394
FOP	35	30	10	851
FSP	144	40	58	4,934
UDG	480	55	264	22,460
UST	78	45	35	2,978

TOTALS	1,823		1,453	123,617
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0921	CWALL-CC P	0	100	0	0	125.00	LF	660.00	660.00	
3	0300	BOAT DCK W	0	100	20	10	200.00	SF	40.00	40.00	
4	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	200.00	200.00	
6	0300	BOAT DCK W	0	100	19	4	76.00	SF	40.00	40.00	
7	0311	WD GANG WY	0	100	8	3	8.00	SF	45.00	45.00	
8	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00	3,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	100		RSF-	1125.00	200.00	125.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,453	116.6880	110.85	161,065	1959	1959	0	0	23.25	76.75

1 SINGLE FAM - 100% - 0 Heated Area: 1086 HX Base Yr

Floor plan diagram showing areas and dimensions:

- FSP 1993**: 16
- BAS 1993**: 44
- UDG 1993**: 24
- UST 1993**: 13

Dimensions (in feet):

- Overall width: 44
- Overall depth: 24
- Basement (BAS) dimensions: 44 x 24
- First Floor (FSP) dimensions: 16 x 16
- Utility (UDG) dimensions: 24 x 24
- Underground Storage Tank (UST) dimensions: 13 x 13