

TRACT 1
IN OR 2593/1663
WILSON NECK ROAD UNIT 1 UNR

TRAINER MARK & CHRISTY R
85628 AVANT ROAD
YULEE, FL 32097

2024

43-2N-27-4651-0001-0000



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		09	PINE WOOD 100	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			3 100	
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		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	1,120	100	1,120	81,893
BAS	290	100	290	21,204
FOP	260	30	78	5,703

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,488	99.9600	94.96	141,300	1950	1960	0	0	0	23.00	77.00	
1 SINGLE FAM - 0% - 2023													
Heated Area: 1410													
HX Base Yr													
29 10 BAS 2013 29 27 40 BAS 1993 40 27 10 FOP 1993 26													