

PT LOT 7
IN OR 2420/1612
CHRISTOPHER CREEK ESTATES

BUDDS CARRIE A & JASON
86990 WORTHINGTON DR
YULEE, FL 32097

2024

45-2N-28-5240-0007-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floop	13	LVT/LAMNT 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	676	88,583
FOP	156	30	47	6,159
PT0	224	5	11	1,441
TOTALS	1,056		734	96,183

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	734	137.9400	131.04	96,183	2022	2022	0	0	0	0.00	100.00
2 SINGLE FAM - 0% - 0						Heated Area: 676		HX Base Yr				
7 26 32 32 7 26 26 6 26 7 26 PTO 2022 BAS 2022 FOP 2022												
BLD DATE								LGL DATE				
XF DATE								LAND DATE		05/30/2023 MLU		