

LOT 28
IN OR 2190/597
LANCEFORD PB 6/356

VAN RIPER DAVID S &/COREY-VAN RIPER ROSE E
96095 SAIL WIND WAY
YULEE, FL 32097

2024

45-3N-28-121L-0028-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	11	CLAY TILE 30		
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	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,174	100	2,174	283,739
FGR	582	55	320	41,765
FOP	60	30	18	2,350
FOP	315	30	94	12,269
TOTALS	3,131		2,606	340,121

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,606	113.8032	142.25	370,704	2006	2012	0	0	0	8.25	91.75
1 SNGL FAM - 100% - 2019 Heated Area: 2174 HX Base Yr 2019												