



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories		2. 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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,331	100	2,331	187,077
FEP	477	80	382	30,658
FOP	392	30	118	9,470
UGR	3,200	45	1,440	115,569
TOTALS	6,400		4,271	342,774

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	100	24	2,400.00	SF	4.00	4.00	100	2013
2	0810	CONCRETE A	0 100	40	6	240.00	SF	6.50	6.50	100	2013
3	0810	CONCRETE A	0 100	13	8	104.00	SF	6.50	6.50	100	2013
4	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1946

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	000115	C	SFR ACRES	100		RSF-2	0.00	0.00	1.07	AC	1.00
2	000115	C	SFR ACRES	100	0006	RSF-2	0.00	0.00	1.00	AC	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	4,271	88.0000	83.60	357,056	2015	2015	0	0	0	4.00	96.00	
2 SINGLE FAM - 100% - 2016 Heated Area: 2331 HX Base Yr 2016													
UGR 2015 FEP 2015 FOP 2015 BAS 2015													
86455 FELMOR RD, YULEE													

TOTAL OB/XF											
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