

BLOCK 5 LOT 1 IN OR 795/1521
BUCKS FDNA BEACH # 2PB3/17

BIRKITT EDWARD N TRUST/BIRKITT EDWARD N TRUSTEE
86124 PRESERVE PLACE
YULEE, FL 32097

2025

00-00-31-114B-0005-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		6 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1999	1,128	152,828
FOP	32	30	1999	10	1,355
FOP	32	30	1999	10	1,355
FUS	1,128	100	1999	1,128	152,828
PTO	290	5	1999	14	1,897
UOP	290	20	1999	58	7,858
TOTALS	2,900			2,348	318,118

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,348	117.3060	154.84	363,564	1999	1999	0	0	0	12.50	87.50

1 DUPLEX - 0% - 0

Heated Area: 2256

HX Base Yr

29

10

29

36

4

4

21

4

4

4

UOP
1999

FUS
1999

29

10

29

36

4

4

20

4

4

4

PTO
1999

BAS
1999

5

6

4

2

6

FOP
1999

5

6

4

2

6

FOP
1999

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/08/2025

ML