

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2 100

Bathrooms1 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

BUD8 Adjustme04DIST 01 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4053.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

BAS780100199378074,116

FOP48301993141,331

TOTALS82879475,447

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

010001794119.9000119.9095,2011965197000020.7579.25

1 SINGLE FAM - 100% - 2020Heated Area: 780HX Base Yr 2020

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/08/2025MLU

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE75,447

TOTAL MARKET OB/XF VALUE10,847

TOTAL LAND VALUE - MARKET170,000

TOTAL MARKET VALUE256,294

SOH/AGL Deduction118,948

ASSESSED VALUE137,346

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE86,624

TOTAL JUST VALUE256,294

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE243,271

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE

0473/049811/01/1985WDUV6,000

GRANTOR:

GRANTEE:

0193/03871/01/1975AAQV6,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S30 E9 FOP=[YR=1993] S6 E8 N6 W8 \$ E17 N30 \$.

EXTRA FEATURES

86085 WREN RD, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/08/2025MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010014721,008.00SF5.205.20100198019803301,572

20812CONCRETE C0100114151,710.00SF4.004.00100199019903573,899

30510GARAGE WD-01003220640.00SF35.0035.00100199719973245,376

TOTAL OB/XF10,847

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000002OR0.000.002.00AC1.001.001.0085,000.0085,000.00170,000

REVIEW DATE05/05/2020BYNWA

Total Acres: 2.00Total Land Value: 170,000Market: 0Agricultural: 0Common: 170,000PRINTED 07/30/2025 BY SYS