



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4049.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100	2003	1,692	207,640
FGR	462	55	2003	254	31,171
FOP	20	30	2003	6	736
FOP	132	30	2003	40	4,908
FUS	440	100	2003	440	53,996
TOTALS	2,746			2,432	298,451

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,432	121.3828	145.66	354,245	2003	2003	0	0	15.75	84.25
1 SINGLE FAM - 100% - 2020											
Heated Area: 2132											
HX Base Yr 2020											
86148 SPRING MEADOW AVE, YULEE											
						BLD DATE	03/16/2023	NW	LGL DATE		
						XF DATE			LAND DATE	05/02/2025	MLU
						INC DATE			AG DATE		

EXTRA FEATURES										86148 SPRING MEADOW AVE, YULEE				XF DATE		LAND DATE		05/02/2025	MLC
										INC DATE				AG DATE					
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/ XF MKT VALUE	NOTES	
1	1127	BRICK 8"	0	100	0	0	28.00		SF	13.20	13.20	100	2003	2003	3	95	351		
2	0812	CONCRETE C	0	100	0	0	1,857.00		SF	4.80	4.80	100	2003	2003	3	82	7,309		
3	0861	POOL GUNIT	0	100	0	0	336.00		SF	102.00	102.00	100	2013	2013	3	68	23,305		
4	0845	KOOL DECK	0	100	0	0	440.00		SF	8.70	8.70	100	2013	2013	3	93	3,560		
5	0476	VF 6 SBPL	0	100	0	0	60.00		LF	38.40	38.40	100	2013	2013	3	83	1,912		