

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	70	
Interior Floor	14		CARPET	30	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			3	100	
Frame			WOOD FRAME	100	
Stories	1.		1.	100	
Units			0	100	
Quality	03		Quality Level 03		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	05	
NEIGHBORHOOD/LOC	5020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,288	100	2025	2,288	261,610
FGR	586	55	2024	322	36,817
FOP	25	30	2024	8	915
FSP	160	40	2024	64	7,318
TOTALS	3,059			2,682	306,660

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2025								
					Heated Area: 2288	HX Base Yr					

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			306,660
TOTAL MARKET OB/XF VALUE			10,560
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			377,220
SOH/AGL Deduction			0
ASSESSED VALUE			377,220
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			377,220
TOTAL JUST VALUE			377,220
NCON VALUE			317,220
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004080	PRIVATE PROVIDER	419,222	04/10/2024
240004080	CO		04/10/2024
B230014825		419,222	11/16/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/1498	6/06/2025	WD Q	Q	I	01	430,000
GRANTOR: ACKERMANN ELIZABETH P						
GRANTEE: GEBLER LAURENCE WIL						
2724/1167	6/25/2024	SW Q	Q	I	01	434,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ACKERMANN ELIZABETH						

EXTRA FEATURES																
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	0855	CONC PAVER	0	0	0	1,056.00	SF	10.00	10.00	100	2025	2024		100	10,560	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
75212 WEATHERSFORD PL, YULEE	

BUILDING DIMENSIONS	
FGR=[YR=2024;ORIG=48,76] W5 N1 W24 S21 E20 N2 E9 N3 N5 N10 \$	
FSP=[YR=2024;ORIG=51,30] W16 S10 E16 N10 \$	
FOP=[YR=2024;ORIG=53,86] W5 S5 E5 N5 \$	
BAS=[YR=2025;ORIG=19,30] E16 S10 E16 N10 E15 S66 W13 N5 N5 W5 N10 W5 N1 W24 N45 \$	

LAND DESCRIPTION		TOTAL OB/XF															10,560							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							