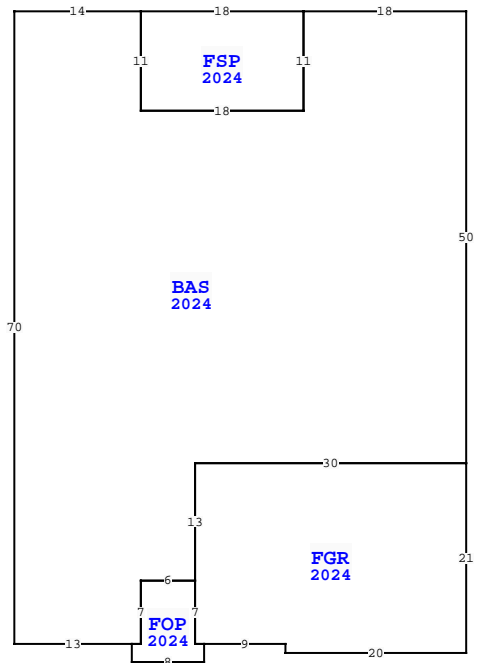


ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	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
BAS	2,660	100	2024
FGR	620	55	2024
FOP	58	30	2024
FSP	198	40	2024
TOTALS	3,536		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 2025									
Heated Area: 2660 HX Base Yr												



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,607
TOTAL MARKET OB/XF VALUE		9,140
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		416,747
SOH/AGL Deduction		6,960
ASSESSED VALUE		409,787
TOTAL EXEMPTION VALUE	13	409,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		416,747
NCON VALUE		356,747
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003573	PRIVATE PROVIDER	494,628	03/28/2024
B23-11657	SFR	494,628	09/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/837	4/25/2024	SW	Q	I	01	472,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: RODRIGUEZ JOSE C VA						
2661/1530	8/16/2023	SW	Q	V	05	2,352,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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
1	0855	CONC PAVER	0	100	0	914.00	SF	10.00	10.00	100	2025	2024

75228 WEATHERSFORD PL, YULEE
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/03/2025 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=20,30] E14 S11 E18 N11 E18 S50 W30 S13 W6 S7 W1 W13 N70 \$	
FGR=[YR=2024;ORIG=40,80] E30 S21 W20 N1 W9 W1 N7 N13 \$	
FSP=[YR=2024;ORIG=52,30] W18 S11 E18 N11 \$	
FOP=[YR=2024;ORIG=40,93] W6 S7 W1 S2 E8 N2 W1 N7 \$	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000135	C	RES NATURAL	100		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								