

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	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			2	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	2,269	100	2024	2,269	247,230
FGR	619	55	2024	340	37,046
FOP	48	30	2024	14	1,525
FSP	220	40	2024	88	9,588
TOTALS	3,156			2,711	295,391

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: 2269					HX Base Yr 2025						

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			295,391
TOTAL MARKET OB/XF VALUE			9,090
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			364,481
SOH/AGL Deduction			89,357
ASSESSED VALUE			275,124
TOTAL EXEMPTION VALUE	HX HB DD		60,722
BASE TAXABLE VALUE			214,402
TOTAL JUST VALUE			364,481
NCON VALUE			304,481
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002773	PRIVATE PROVIDER	429,687	03/11/2024
B23-10836	SFR	429,687	08/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/1175	3/20/2024	SW	Q	I	01	403,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCNEIL KENNETH RUSS						
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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	909.00	SF	10.00	10.00	100	2025	2024		100	9,090	

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

BUILDING NOTES	
75252 WEATHERSFORD PL, YULEE	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=69,30] W16 S11 W20 N11 W13 S62 E2 S1 E9 N1 E2 N5 N8 E6 N3 E30 N46 \$	
FGR=[YR=2024;ORIG=69,76] W30 S3 S8 S10 E19 N1 E11 N20 \$	
FSP=[YR=2024;ORIG=33,30] E20 S11 W20 N11 \$	
FOP=[YR=2024;ORIG=33,79] E6 S8 W6 N8 \$	

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 T	DPH 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							