

SUB LOTS 2 & 3
IN OR 2592/1325
SUB OF GOVT LOT 9 UNR

MCCLURE MICHAEL G & CINDY J
75161 EDWARDS RD
YULEE, FL 32097

2025

14-2N-26-4280-0030-0000



BUILDING CHARACTERISTICS					
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		13	LVT/LAMNT 70		
Interior Floo		11	CLAY TILE 30		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			3 100		
Bathrooms			2 100		
Frame		02	WOOD FRAME 100		
Stories		2.	2. 100		
Units			0 100		
Quality		04	Quality Level 04		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		05
NEIGHBORHOOD/LOC		5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100	2025	1,834	308,754
FGR	667	55	2025	367	61,784
FOP	139	30	2025	42	7,071
FOP	408	30	2025	122	20,539
FUS	782	100	2025	782	131,650
STR	48	10	2025	5	842

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,152	106.5498	168.35	530,639	2024	2024	0	0	0.00	100.00
4 SFR CUST - 100% - 2025						Heated Area: 2616		HX Base Yr 2019			
The floor plan diagram illustrates the layout of a four-unit residential building. It includes several labeled areas: FOP 2025 (Front Office Plaza) in the top left, BAS 2025 (Basement) in the center, FGR 2025 (Front Garden Room) in the bottom left, FUS 2025 (Front Utility Room) in the middle right, and TR 2025 (Trench) in the bottom right. Dimensions are provided for various segments of the plan, such as 48, 6, 33, 14, 15, 8, 33, 41, 5, 18, 7, 23, 24, 23, 34, 10, 12, 15, 4, 4, 12, 10, 16, 13, 8, 14, 10, 4, 4, 12, 10, 25, 5, 24, 23, 15, 10, 16, 13,											