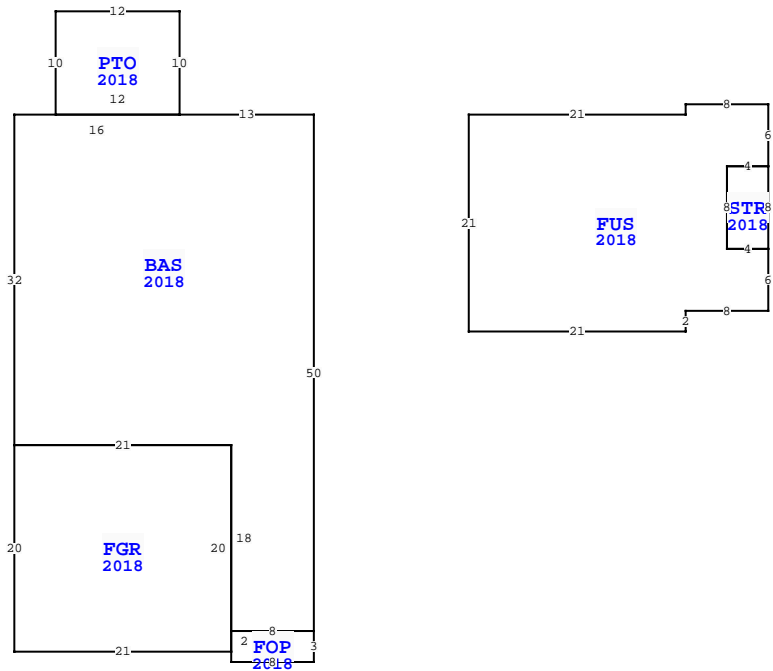


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,888	116.2770	116.28	219,537	2018	2018	0	0	2.50	97.50	
1 SINGLE FAM - 0% - 0 Heated Area: 1641 HX Base Yr												



Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	2018	1,072	121,536
FGR	420	55	2018	231	26,189
FOP	24	30	2018	7	794
FUS	569	100	2018	569	64,509
PTO	120	5	2018	6	681
STR	32	10	2018	3	340
TOTALS	2,237			1,888	214,049

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,049
TOTAL MARKET OB/XF VALUE		3,461
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		282,510
SOH/AGL Deduction		20,739
ASSESSED VALUE		261,771
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		261,771
TOTAL JUST VALUE		282,510
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		272,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632502	CO ISSUED	0	09/25/2018
B1632502	NEW CONSTR	206,998	06/13/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/1132	8/11/2017	TD	U	I	19	212,300
GRANTOR: CREWS GREGORY K TRUST						
GRANTEE: AMH DEVELOPMENT LLC						
1971/0914	3/30/2015	SW	U	V	37	49,000
GRANTOR: BWC LAND LLC						
GRANTEE: SOUTHERN LIFESTYLE						

EXTRA FEATURES		96007 CORAL REEF RD, YULEE	
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025
INC DATE		AG DATE	MLU

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	0810	CONCRETE A	0	0 7 3	21.00	SF	6.50	6.50	100	2018	2018	3	97	132	
2	0810	CONCRETE A	0	0 33 16	528.00	SF	6.50	6.50	100	2018	2018	3	97	3,329	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W13 PTO=[YR=2018] N10 W12 S10 E12\$ W16 S32	
FGR=[YR=2018] S20 E21 FOP=[YR=2018] S1 E8 N3 W8 S2\$ N20	
W21\$ E21 S18 E8 N50\$ PTR= E15 FUS=[YR=2018] E21 N1 E8 S6	
STR=[YR=2018] S8 W4 N8 E4\$ W4 S8 E4 S6 W8 S2 W21 N21\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF													3,461									
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	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							