

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
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	
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
BAS	840	100	2006
FGR	450	55	2006
FOP	50	30	2006
FOP	150	30	2006
FUS	882	100	2006
TOTALS	2,372		

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%	- 2022		235,622	2006	2006	0	0	0	8.65
Heated Area: 1722						HX Base Yr 2022					

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VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			215,241
TOTAL MARKET OB/XF VALUE			4,248
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			284,489
SOH/AGL Deduction			32,742
ASSESSED VALUE			251,747
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			201,025
TOTAL JUST VALUE			284,489
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109651	REPAIR/RRF	13,447	09/01/2021
M11510	MECH OTHER	0	05/01/2006
E17116	ELEC OTHER	1,900	04/01/2006
C17130	CO ISSUED	192,090	02/01/2006
R08922	REPAIR/RRF	1,500	02/01/2006
B17130	NEW CONSTR	192,090	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/0529	10/13/2021	WD	Q	I	01	299,000
GRANTOR: STEED TIMMY LEE & MEG						
GRANTEE: WINTHROP THOMAS EDM						
2102/0412	2/10/2017	SW	U	I	12	147,200
GRANTOR: CITIGROUP MORTGAGE LO						
GRANTEE: STEED TIMMY LEE & M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	43	16	688.00	SF	6.50	6.50	100	2006
2	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2006

TOTAL OB/XF											
4,248											
96182 CORAL REEF RD, YULEE											
BLD DATE		LGL DATE		05/13/2025		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2006] N21 BAS=[YR=2006] N29 FOP=[YR=2006] N10 W15 S10 E15\$W30 S29 FOP=[YR=2006] S5 E10 N5 W10\$E10 N6 E4 S3 E2 S3 E14\$W14 N3 W2 N3 W4 S27 E20\$ PTR=N21E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12 \$W15S21\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00