



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4045.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,629	100
FGR	441	55
FOP	21	30
PTO	154	5
TOTALS	2,245	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,886	98.4312	129.93	245,048	2001	2001	0	0	0	17.25	82.75
1 SNGL FAM - 100% - 2002 Heated Area: 1629 HX Base Yr 2002												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,629	100	2001	1,629	175,145							
FGR	441	55	2001	243	26,127							
FOP	21	30	2001	6	645							
PTO	154	5	2001	8	860							
TOTALS	2,245			1,886	202,777							

86110 FIELDSTONE DR, YULEE										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
786.00	SF	5.20	5.20	100	2001	2001	3	79	3,229				