



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.0100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,789	100
FGR	429	55
FOP	79	30
FOP	140	30
TOTALS	2,437	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,091	124.4208	124.42	260,162	2019	2019	0	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 1789 HX Base Yr 2023													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,789	100	2019	1,789	218,135								
FGR	429	55	2019	236	28,776								
FOP	79	30	2019	24	2,926								
FOP	140	30	2019	42	5,121								
TOTALS	2,437			2,091	254,959								

86613 ILLUSIVE LAKE CT, YULEE

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

EXTRA FEATURES										86613 ILLUSIVE LAKE CT, YULEE					INC DATE		AG DATE	
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	0811	CONCRETE B	0	100	0	0	540.00	SF	5.20	5.20	100	2019	2019	3	97	2,724		
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