

LOT 14
IN OR 1022/468 & OR 1022/470
WILSON NECK SUB PB 4/2

MURRAY WALTER SCOTT SR
85290 AVANT ROAD
YULEE, FL 32097

2025

43-2N-27-4640-0014-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		19	COMMON BRK 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		04	PLYWOOD 100		
Interior Floo		08	SHT VINYL 100		
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		
BUD8 Adjustme		04	DIST 01 100		
Occupancy		00	NONE 100		
Quality		01	Quality Level 01		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4082.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1993	1,740	180,647
FGR	660	55	1993	363	37,687
FOP	200	30	1993	60	6,229
USP	240	30	1993	72	7,475
TOTALS		2,840		2,235	232,038

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,235	108.4860	143.20	320,052	1969	1989	0	0	27.50	72.50
1 SNGL FAM - 100% - 2019				Heated Area: 1740				HX Base Yr 2019			
20 12 USP 1993 12 20 22 26 32 30 30 FGR 1993 30 46 22 12 20 10 FOP 1993 10											
BLD DATE XF DATE						LGL DATE LAND DATE 05/12/2025 MLU					