



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	2	100			
Bathrooms	1	100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1993	1,050	101,515
FST	81	55	1993	45	4,351
STP	30	10	2002	3	290
UCP	198	20	1993	40	3,867
UOP	76	20	1993	15	1,451
UOP	44	20	2002	9	870
TOTALS	1,479			1,162	112,343

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,162	120.0980	120.10	139,556	1959	1985	0	0	0 19.50	80.50
1 SINGLE FAM - 100% - 2024 Heated Area: 1050 HX Base Yr											
86520 PAGES DAIRY RD, YULEE											
BLD DATE			LGL DATE			04/11/2025 MLU					
XF DATE			LAND DATE								
INC DATE			AG DATE								

TOTALS		1,479				1,162		112,343		86520 PAGES DAIRY RD, YULEE					XF DATE				LAND DATE		04/11/2025		MLU	
															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	0810	CONCRETE A		0	100	0	0	256.00		SF	6.50		6.50		100	1985	1985	3	44	732				
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