



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4039.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,648	100
FGR	380	55
FOP	12	30
PTO	80	5
TOTALS	2,120	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,865	117.3942	140.87	262,723	2002	2007	0	0	9.43	90.57
1 SINGLE FAM - 100% - 2025						Heated Area: 1648		HX Base Yr 2025			
BLD DATE							LGL DATE				
XF DATE							LAND DATE				
INC DATE		86192 WORTHINGTON DR, YULEE					04/22/2025		MLU		

TOTALS		2,120				1,865		237,948		86192 WORTHINGTON DR, YULEE					XF DATE				LAND DATE		04/22/2025		MLU	
EXTRA FEATURES												INC DATE				AG DATE								
L	OB/																							
N	XF	DESCRIPTION	BLD	CAP	L	W		UNITS	UT	Adj R	ADJ UNIT	ORIG	YEAR	YEAR	Q	%	OB/							
	CODE										PRICE	COND	ON	ACTUAL		COND	XF	MKT						
																	VALUE							
1	0812	CONCRETE C	0	100	0	0		1,176.00	SF	4.80	4.80	100	2002	2002	3	80	4,516							