

LOT 667
HERON ISLES PHASE THREE A
PBK 8/79

ROYDS JOHN D & KAY F
83029 DOWITCHER PL
YULEE, FL 32097

2026

37-3N-28-0742-0667-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,537	100
FGR	622	55
FOP	65	30
FSP	224	40
FUS	680	100
STR	48	10
TOTALS	4,176	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,674	105.7500	111.04	407,961	2016	2016	0	0	0	96.00
1 SINGLE FAM 100% - 2021											
Heated Area: 3217											
HX Base Yr 2021											
The floor plan diagram illustrates the layout of a single-family home with a total heated area of 3217 square feet. The plan includes several rooms and areas, each labeled with a code and the year 2016. The rooms and their dimensions are as follows: BAS 2016 (Bathroom): 67' x 4.2' FSP 2019 (Front Porch): 14' x 16' FUS 2016 (Front Utility Room): 40' x 17' STR 2016 (Staircase): 3' x 4' FGR 2016 (Front Garage): 22' x 22' FOP 2016 (Front Office): 8' x 9' The diagram also shows various other dimensions for the rooms and areas, including 11', 4.2', 16', 5', 6', 4.2', 14', 16', 47', 13', 7', 21', 18', 10', 12', 8', 13', 22', 17', 13', 6', 3', 8', 12', 7', 13', 22', 10', 18', 9											