

PT OF LOTS 22 & 23 (S-4 & S-5)
IN OR 2833/1705
YULEE FARMS SUB 1 PB 2/37

WASCO & ASSOCIATES LLC
9533 BROOKHILL PL
FERNANDINA BEACH, FL 32034

2026

42-2N-27-4500-0022-0040



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 50			
Interior Floor	14	CARPET 50			
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			
Quality	03	Quality Level 03			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4052.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2002	1,512	73,238
FOP	216	30	2009	65	3,149
TOTALS	1,728			1,577	76,387

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,577	117.0000	105.30	166,058	2002	2002	0	0	54.00	46.00
1 M/H 94+ 0% - 2026 Heated Area: 1512 HX Base Yr											
BAS 2002 FOP 2009											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
85050 MYRTICE RD, YULEE 05/15/2026 MLU											

TOTALS		1,728		1,377		6,387		85050 MYRTICE RD, YULEE				XF DATE		LAND DATE		05/15/2026		MLU	
EXTRA FEATURES										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		
2	0510	GARAGE WD-	0	0	40	18	756.00	SF	35.00	35.00	100	1987	1987	3	20	5,292			
3	0681	POLE SHED	0	0	28	26	728.00	SF	15.00	15.00	100	1988	1988	3	20	2,184			
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940			