

LOT 7
IN OR 1248/947
BELL LAGOON REPLAT OF A

ALLAN LEJENE R
96937 BLACKROCK ROAD
YULEE, FL 32097

2026

43-3N-28-0118-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,836	100
DCK	128	10
USP	220	30
	2002	1,836
	2018	13
	2018	66
		168,843
		1,195
		6,070
TOTALS	2,184	1,915
		176,108

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,915	109.0740	103.62	198,432	2002	2002	0	0	0	11.25	88.75
1 SFR MODULR		100% - 2005		Heated Area: 1836					HX Base Yr 2005			
USP 2018 BAS 2002 DCK 2018												