



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4033.0100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,783	100
FGR	420	55
FOP	140	30
FOP	146	30
TOTALS	2,489	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,100	118.5800	124.51	261,471	2017	2017	0	0	6.00	94.00
1 SINGLE FAM 100% - 2021 Heated Area: 1783 HX Base Yr 2021											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,783	100	2017	1,783	208,681						
FGR	420	55	2017	231	27,036						
FOP	140	30	2017	42	4,915						
FOP	146	30	2017	44	5,149						
TOTALS	2,489			2,100	245,783						

88101 MAYBOURNE RD, YULEE										XF DATE		LAND DATE		04/03/2025		MLU	
										INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
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