

LOT 61
CASE #08-DR-68 IN OR 1612/1350
& IN OR 2803/1180

GREGORY GERALD & KAILEAH
97157 PIRATES WAY
YULEE, FL 32097

2026

43-3N-28-509C-0061-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
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			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4032.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1999	1,579	196,113
BAS	400	100	2012	400	49,680
FOP	24	30	1999	7	869
PTO	120	5	1999	6	745
TOTALS	2,123			1,992	247,407

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,992	102.4100	142.35	283,561	1999	1999	0	0	0	12.75	87.25
1 SNGL FAM		0% - 2026		Heated Area: 1979				HX Base Yr				
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