

MCCARTHY SEAN D & ERIN E
97035 CUTLASS WAY
YULEE, FL 32097

43-3N-28-509C-0106-0000

[illegible]

LOT 106
IN OR 1238/358
PIRATES WOOD #3 UNR

MCCARTHY SEAN D & ERIN E
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YULEE, FL 32097

2026

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BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		25	MOD METAL 100		
Roof Structur		10	STEEL FRME 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		07	NONE 100		
Interior Floo		03	CONC FINSH 100		
Air Condition		01	NONE 100		
Heating Type		01	NONE 100		
Bedrooms			0 100		
Bathrooms			0 100		
Frame		05	STEEL 100		
Stories		1.	1. 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		06	Quality Level 06		
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	600	100	2016	600	13,322
TOTALS	600			600	13,322

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	24.67	14,802	2016	2016	0	0	0	10.00	90.00
2 GARAGE RES		100% - 2014		Heated Area: 600				HX Base Yr 2014				
20 30 30 20 BAS 2016												