

TRACT 11
IN OR 966/1224
YULEE HILLS PB 4/31

BEARD BRUCE WINFORD
PO BOX 399
WAYNESVILLE, GA 31566

2026

51-3N-27-4881-0011-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		30	VINYL 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		04	PLYWOOD 100		
Interior Floo		09	PINE WOOD 100		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			2 100		
Bathrooms			1 100		
Frame		02	WOOD FRAME 100		
Stories		1.	1. 100		
Units			0 100		
BUD8 Adjustme		04	DIST 01 100		
Occupancy		00	NONE 100		
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4040.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	92,216
FOP	252	30	1994	76	6,636
TOTALS	1,308			1,132	98,852

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	104.9400	110.19	124,735	1971	1971	0	0	0	20.75	79.25

1 SINGLE FAM

0% - 0

Heated Area: 1056

HX Base Yr

24

44

24

10

21

13

BAS

1993

12

21

12

FOP

1994

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026

ML