

LOT 70
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

DUGAN NATHAN J & KATHARINE L
246 FLOCO AVE
YULEE, FL 32097

2023

44-2N-27-1000-0070-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	31	HARDIE BRD 100	0900	01	4,084	101.9040	121.01	494,205	2019	2019	0	0	0	1.00	99.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020													Heated Area: 3390												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 60																										
Interior Floo	14	CARPET 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		3.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality			03	Quality Level 03																								
DOR CODE			0100 SINGLE FAMILY																									
MAP NUM			MKT AREA													04												
NEIGHBORHOOD/LOC			4086.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,430	100	2,430	291,113																								
FGR	816	55	449	53,790																								
FOP	168	30	50	5,990																								
FOP	168	30	50	5,990																								
FSP	363	40	145	17,371																								
FUS	435	100	435	52,113																								
FUS	525	100	525	62,895																								
TOTALS			4,905	4,084	489,263																							
EXTRA FEATURES			246 FLOCO AV, YULEE																									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
1	0855	CONC PAVER	0 100	0	0	1,058.00	SF	10.00	10.00	100	2019	2019	3	99	10,474													
2	0855	CONC PAVER	0 100	0	0	40.00	SF	10.00	10.00	100	2019	2019	3	99	396													
3	0476	VF 6 SBPL	0 100	0	0	78.00	LF	32.00	32.00	100	2019	2019	3	96	2,396													
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288													
5	0911	SCRN RM A	0 100	0	0	1,100.00	SF	17.50	17.50	100	2019	2019	3	90	17,325													
6	0861	POOL GUNIT	0 100	0	0	465.00	SF	85.00	85.00	100	2019	2019	3	93	36,758													
8	1134	LANDSCP BL	0 100	0	0	92.00	SF	3.00	3.00	100	2019	2019	3	100	276													
9	0462	ST/AL FNC	0 100	0	0	80.00	SF	10.00	10.00	100	2019	2019	3	93	744													
TOTAL OB/XF 68,657																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000											
REVIEW DATE 05/01/2019 BY DJKW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																												