

LOT 6
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

MONTANEZ ELISEO &/CARMONA VIVIANA FONTANEZ
149 REDBUD LANE
YULEE, FL 32097

2023

44-2N-27-1003-0006-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4086.0100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	885	100	885	103,076
FGR	441	55	243	28,302
FOP	126	30	38	4,426
FOP	174	30	52	6,056
FUS	869	100	869	101,212
STR	64	10	6	699
TOTALS	2,559		2,093	243,772

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,093	98.0784	116.47	243,772	2022	2022	0	0	0.00	100.00

1 SNGL FAM - 100% - 2023

Heated Area: 1754

HX Base Yr 2023

The floor plan diagram illustrates a building layout with several labeled areas and their dimensions:

- FGR 2022**: A large rectangular area on the left side, with a width of 21 and a height of 29.
- FUS 2022**: A large rectangular area on the right side, with a width of 21 and a height of 26.
- STR 2022**: A small rectangular area located between the FGR and FUS areas, with a width of 4 and a height of 3.
- FOP 2022**: A small rectangular area located below the FGR area, with a width of 14 and a height of 13.
- BAS 2022**: A small rectangular area located below the FOP area, with a width of 12 and a height of 6.

Other dimensions and labels include:

- Dimensions: 21, 29, 14, 13, 15, 9, 4, 8, 6, 12, 13, 21, 10, 15, 9, 13, 5, 7, 8, 26, 21, 6, 21.
- Labels: FGR 2022, FUS 2022, STR 2022, FOP 2022, BAS 2022.

BLD DATE	03/21/2023	NW	LGL DATE
XF DATE			LAND DATE