

LOT 14
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

GRAVES RICHARD A & LETICIA
481 FIREBUSH LN
YULEE, FL 32097

2023

44-2N-27-1003-0014-0000



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	VALUATION SUMMARY														
Exterior Wall	31	HARDIE BRD 100	0900	01	2,206	99.7542	118.46	261,323	2021	2021	0	0	0.00	100.00	STANDARD														
Roof Structur		N/A 100	1 SNGL FAM - 100% - 2022													Heated Area: 1879													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	14	CARPET 30																											
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			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	1,879	100	1,879	222,586																									
FGR	462	55	254	30,089																									
FOP	54	30	16	1,895																									
FOP	190	30	57	6,752																									
TOTALS			2,585	2,206	261,323																								
EXTRA FEATURES			481 FIREBUSH LN, 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	0811	CONCRETE B	0 100	0 0	780.00	SF	5.20	5.20	100	2021	2021	3	100	4,056															
LAND DESCRIPTION			TOTAL OB/XF 4,056																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	60,000.00	60,000.00	60,000												
REVIEW DATE 02/16/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																													