

LOT 38
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

JESSEE SARA C & SCOTT MICHAEL
714 LOBLOLLY LANE
YULEE, FL 32097

2023

44-2N-27-1003-0038-0000



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 4															
Exterior Wall	31	HARDIE BRD 100	0900	01	2,052	98.9604	117.52	241,151	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023													Heated Area: 1713														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023														
Interior Wall	05	DRYWALL 100																												
Interior Floo	13	LVT/LAMNT 60																												
Interior Floo	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	876	100	876	102,948																										
FGR	441	55	243	28,557																										
FOP	126	30	38	4,466																										
FOP	174	30	52	6,111																										
FUS	837	100	837	98,364																										
STR	58	10	6	705																										
TOTALS			2,512	2,052	241,151																									
EXTRA FEATURES			714 LOBLOLLY 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	0812	CONCRETE C	0 100	0	0	1,043.00	SF	4.00	4.00	100	2022	2022	3	100	4,172															
2	0462	ST/AL FNC	0 100	0	0	552.00	SF	10.00	10.00	100	2022	2022	3	100	5,520															
TOTAL OB/XF 9,692																														
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		PD-ENC	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000													
REVIEW DATE 07/20/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																														