

LOT 79
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

BROOKS JEFFREY W & ELIZABETH
271 SAWGRASS DR
YULEE, FL 32097

2023

44-2N-27-1003-0079-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		4.5 100		
Frame	02	WOOD FRAME 100		
Stories		2. 2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
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	2,269	100	2,269	290,795
FGR	674	55	371	47,547
FOP	175	30	52	6,664
FOP	180	30	54	6,921
FUS	1,495	100	1,495	191,599
STR	76	10	8	1,025
TOTALS	4,869		4,249	544,552

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,249	107.9232	128.16	544,552	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022						Heated Area: 3764		HX Base Yr 2022			
The floor plan diagram illustrates a building layout with several rooms and corridors. The rooms are labeled as follows: BAS 2021: A large room on the left side of the plan. FOP 2021: Two rooms, one at the top left and one at the bottom left. STR 2021: A room at the top right. FUS 2021: A large room on the right side of the plan. FGR 2021: A room at the bottom right. Dimensions are provided for various sections of the plan, including room areas and corridor widths. The total heated area is 3764.											
BLD DATE					04/04/2022		NW		LGL DATE		
XF DATE									LAND DATE		