

LOT 80
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

MASEK DONALD & SUELLYN
279 SAWGRASS DRIVE
YULEE, FL 32097

2023

44-2N-27-1003-0080-0000



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 Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
BAS	2,356	100
FGR	634	55
FOP	230	30
FSP	178	40
TOTALS	3,398	2,845

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,845	112.8960	134.06	381,401	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023						Heated Area: 2356		HX Base Yr 2023			
The diagram shows a floor plan with three main rooms labeled in blue: FSP 2022 (top right), BAS 2022 (center), and FGR 2022 (bottom left). Dimensions are provided for each room and the overall layout. The FSP 2022 room has dimensions 12, 7, 17, 13, 9, 11, and 16. The BAS 2022 room has dimensions 48, 57, 18, 9, 6, 5, 14, 10, 20, 12, 3, and 21. The FGR 2022 room has dimensions 20, 12, 3, 10, 20, 10, 3, and 20. The overall layout dimensions are 12, 7, 17, 13, 9, 11, 16, 48, 57, 18, 9, 6, 5, 14, 10, 20, 12, 3, 10, 20, 10, 3, and 20.											