

LOT 97
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

FLAHARDY KELLY M & TAMORA G
156 SAWGRASS LN
YULEE, FL 32097

2023

44-2N-27-1003-0097-0000



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	2,827	114.3072	135.74	383,737	2021	2021	0	0	0.00	100.00	STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 2340													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022													
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 70																											
Interior Floo	14	CARPET 30																											
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	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,340	100	2,340	317,632																									
FGR	654	55	360	48,866																									
FOP	192	30	58	7,873																									
FOP	230	30	69	9,366																									
TOTALS			3,416	2,827	383,737																								
EXTRA FEATURES			156 SAWGRASS DR, 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	0855	CONC PAVER	0 100	0	0	789.00	SF	10.00	10.00	100	2021	2021	3	100	7,890														
156 SAWGRASS DR, YULEE																													
BLD DATE																													
XF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2021] W13 FOP=[YR=2021] W16 S12 E16 N12\$ S12 W16 N12 W7 N3 W12 S3 W2 S48 FGR=[YR=2021] S21 E20 N3 E10 FOP=[YR=2021] S1 E20 N10 W14 N5 W6 S14\$ N21 W18 S3 W12\$ E12 N3 E18 S7 E6 S5 E14 N57\$.																													
LAND DESCRIPTION																													
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	75,000.00	75,000.00	75,000												
REVIEW DATE 07/21/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																													