

LOT 123
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

GRUBE JOSEPH CLIFFORD & LORI JEAN
348 SAWGRASS DRIVE
YULEE, FL 32097

2023

44-2N-27-1003-0123-0000



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 90		
Interior Floor	14	CARPET 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
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	2,755	100	2,755	378,289
FGR	668	55	367	50,393
FOP	191	30	57	7,827
FSP	256	40	102	14,006
TOTALS	3,870		3,281	450,514

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,281	115.6302	137.31	450,514	2022	2022	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2023 Heated Area: 2755 HX Base Yr 2023												