

LOT 169
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BRIDGEMAN CHRIS T & PATRICIA A
318 MUHLY GRASS STREET
YULEE, FL 32097

2023

44-2N-27-1003-0169-0000



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 Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,766	100
FGR	420	55
FOP	90	30
FOP	177	30
TOTALS	2,453	2,077

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,077	103.5272	122.94	255,346	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023 Heated Area: 1766 HX Base Yr 2023											
TOTALS	2,453	2,077	255,346								

318 MUHLY GRASS ST, YULEE

BLD DATE	03/21/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	810.00	SF	10.00	10.00	100	2022	2022	3	100	8,100	