

LOT 214
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BUTLER KELLY E
372 MUHLY GRASS STREET
YULEE, FL 32097

2023

44-2N-27-1003-0214-0000



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	2,418	100.7342	119.62	289,241	2022	2022	0	0	0.00	100.00	STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2023														Heated Area: 2073													
Roof Cover	03	COMP SHNGL 100															HX Base Yr													
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	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,073	100	2,073	247,972																										
FGR	380	55	209	25,001																										
FOP	192	30	58	6,938																										
FOP	260	30	78	9,330																										
TOTALS			2,905	2,418	289,241																									
EXTRA FEATURES			372 MUHLY GRASS ST, 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	0811	CONCRETE B	0	0	0	0	798.00	SF	5.20	5.20	100	2022	2022	3	100	4,150														
2	0476	VF 6 SBPL	0	0	0	0	186.00	LF	32.00	32.00	100	2022	2022	3	100	5,952														
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600														
BUILDING DIMENSIONS																														
BAS=[YR=2022] W13 FOP=[YR=2022] N10 W26 S10 E26\$ W26 S45 FGR=[YR=2022] S20 E18 FOP=[YR=2022] S4 E8 S2 E13 N8 W13 N6 W7 S8 W1\$ E1 N20 W19\$ E19 S12 E7 S6 E13 N63\$.																														
BUILDING NOTES																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PD-ENC	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000													
REVIEW DATE 12/21/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																														