

LOT 49
ESMT OR 1317/339
LIGHTHOUSE POINTE PB 6/157

SMILTNIKS SANDRA REV TRUST/SMILTNIKS SANDRA TRUS
29856 SOUTHERN HERITAGE PLACE
YULEE, FL 32097

2024

41-3N-28-1250-0049-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 90		
Roof Cover	13	STAND SEAM 10		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC 4034.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,081	100	2,081	365,580
FGR	684	55	376	66,054
FOP	180	30	54	9,486
FOP	184	30	55	9,662
FST	24	55	13	2,284
FUS	423	100	423	74,310
STR	24	10	2	351
TOTALS	3,600		3,004	527,729

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,004	118.3028	177.45	533,060	2020	2020	0	0	1.00	99.00

1 SFR CUST - 100% - 2022

Heated Area: 2504

HX Base Yr 2022

Floor plan diagram showing various rooms and areas labeled with codes and years: FGR 2020, FUS 2020, FOP 2020, FST 2020, and BAS 2020. Dimensions are provided for each section.

BLD DATE	LGL DATE
XF DATE	LAND DATE

04/15/2024

ML