

LOT 121
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

MCCANN DENNIS JOHN & JILLIAN E
586 BUTTONWOOD LOOP
YULEE, FL 32097

2024

44-2N-27-1003-0121-0000



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/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	01	Quality Level 01		
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	2,258	100	2,258	271,660
FGR	520	55	286	34,409
FOP	152	30	46	5,534
FOP	182	30	55	6,617
TOTALS	3,112		2,645	318,220

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,645	96.2496	120.31	318,220	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM - 100% - 2023

Heated Area: 2258

HX Base Yr

Diagram showing lot dimensions and area calculations:

- Lot Dimensions: 27 (width), 48 (height), 13 (extension width), 13 (extension height), 14 (extension width), 1