

LOT 172
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

UECHI JAMES M & SUZANNE P
336 MUHLY GRASS ST
YULEE, FL 32097

2024

44-2N-27-1003-0172-0000



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	11	CLAY TILE 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
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	988	100	988	133,014
FGR	400	55	220	29,619
FOP	170	30	51	6,866
FOP	200	30	60	8,078
FUS	1,256	100	1,256	169,095
STR	36	10	4	539
TOTALS	3,050		2,579	347,211

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,579	107.7072	134.63	347,211	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024						Heated Area: 2244		HX Base Yr 2024			
The floor plan diagram illustrates a residential layout with several labeled areas and their dimensions: STR 2024: A small rectangular area with dimensions 12 (width) and 3 (height). FUS 2024: A large rectangular area with dimensions 38 (width) and 15 (height). FOP 2024: A rectangular area at the top right with dimensions 20 (width) and 10 (height). BAS 2024: A large rectangular area on the right side with dimensions 18 (width) and 34 (height). FGR 2024: A rectangular area at the bottom right with dimensions 20 (width) and 10 (height). FOP 2024: A small rectangular area at the bottom right with dimensions 12 (width) and 8 (height). Other dimensions and labels include: 38, 15, 3, 12, 3, 16, 38, 34, 20, 10, 18, 20, 10, 6, 4, 12, 8, 19, 2, 19.											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					