

LOT 46
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

BITTENBENDER TREVOR LEE & ASHLEY
245 JULEP STREET
YULEE, FL 32097

2025

44-2N-27-1000-0046-0000



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 50		
Interior Floo		14	CARPET 50		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
Bathrooms			3.5 100		
Frame		02	WOOD FRAME 100		
Stories		2.	2. 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4086.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	796	100	2021	796	121,823
FGR	404	55	2021	222	33,976
FOP	48	30	2021	14	2,142
FOP	60	30	2021	18	2,755
FUS	1,140	100	2021	1,140	174,471
STR	60	10	2021	6	919
TOTALS	2,508			2,196	336,085

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,196	117.1100	154.59	339,480	2021	2021	0	0	1.00	99.00

1 SNGL FAM - 0% - 2025

Heated Area: 1936

HX Base Yr

The diagram shows a property layout with four distinct areas labeled in blue text:

- FOP 2021** (Front Porch): A small rectangular area at the top left with dimensions 8 (width) and 6 (height).
- FGR 2021** (Front Garage): An L-shaped area to the right of the porch, with a vertical section of 16 and a horizontal section of 19.
- BAS 2021** (Basement): A large rectangular area on the left side with a width of 12 and a height of 40.
- FUS 2021** (Front Yard): A large rectangular area on the right side with a width of 30 and a height of 21.

Additional dimensions and layout details include:

- The main left structure has a total width of 12 and a total height of 40.
- The bottom of the main structure has a width of 18 and a height of 19.
- The right structure has a total width of 30 and a total height of 21.
- There is a small rectangular area at the bottom right with dimensions 15 (width) and 4 (height).

BLD DATE	04/04/2022	NW	LGL DATE
XF DATE			LAND DATE