

LOT 57
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

VAN DER LINDEN KAREL A & BALDWIN MARI-ELENA REV TR
210 MORNING RAY WAY
YULEE, FL 32097

2025

44-2N-27-1000-0057-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
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	1,519	100	2020	1,519	215,619
FGR	483	55	2020	266	37,758
FOP	112	30	2020	34	4,827
FOP	154	30	2020	46	6,530
TOTALS	2,268			1,865	264,734

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,865	109.1720	144.11	268,765	2020	2020	0	0	0	1.50	98.50
1 SNGL FAM - 100% - 2022						Heated Area: 1519		HX Base Yr 2022				