

LOT 68
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HIGGINS JUSTIN A & ALEXA L
241 FLOCO AVE
YULEE, FL 32097

2025

44-2N-27-1000-0068-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
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	1,022	100	2020	1,022	140,320
FDG	552	60	2020	331	45,446
FOP	100	30	2020	30	4,119
FOP	218	30	2020	65	8,924
FUS	1,031	100	2020	1,031	141,555
STR	51	10	2020	5	687
TOTALS	2,974			2,484	341,051

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,484	105.6000	139.39	346,245	2020	2020	0	0	0	1.50	98.50
1 SNGL FAM - 100% - 2021						Heated Area: 2053			HX Base Yr 2021			
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