

LOT 73
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

STANLEY KEVIN T & DOMINIQUE MARIE
234 FLOCO AVENUE
YULEE, FL 32097

2025

44-2N-27-1000-0073-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	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	40	100	2018	40	5,305
BAS	1,762	100	2018	1,762	233,693
FDG	554	60	2018	332	44,033
FOP	200	30	2018	60	7,958
FOP	344	30	2018	103	13,661
FUS	594	100	2018	594	78,782
FUS	1,096	100	2018	1,096	145,362
STR	64	10	2018	6	796
TOTALS	4,654			3,993	529,589

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,993	103.0500	136.03	543,168	2018	2018	0	0	2.50	97.50

1 SNGL FAM - 100% - 2022