

LOT 32  
EAST NASSAU WILDLIGHT PH 1C-1  
OR 2347/1911

MCARTHUR FRANK E & TIFFANY  
366 SWEETGUM ST  
YULEE, FL 32097

2025

44-2N-27-1003-0032-0000



| 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                | 2.5              | 100              |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  | 2.               | 100              |
| Units                    | 0                | 100              |
| Occupancy                | 00               | NONE 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      |
| BAS                      | 1,062            | 100              |
| FGR                      | 571              | 55               |
| FOP                      | 146              | 30               |
| FOP                      | 210              | 30               |
| FUS                      | 1,417            | 100              |
| STR                      | 76               | 10               |
| TOTALS                   | 3,482            |                  |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |            |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|------------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND     |
| 0900               | 01  | 2,908     | 102.2485    | 134.97         | 392,493        | 2021 | 2021 | 0    | 0    | 0    | 1.00 99.00 |

1 SNGL FAM - 100% - 2022

Heated Area: 2479

HX Base Yr 2022

The floor plan diagram illustrates a single-family home layout with several rooms and areas. The rooms are labeled with blue text: BAS 2021, FOP 2021, FGR 2021, FUS 2021, and STR 2021. Dimensions are provided for various segments of the walls and rooms. The layout includes a large central area (BAS 2021) with a staircase (STR 2021) and a fireplace (FOP 2021). There are also two smaller rooms (FGR 2021 and FUS 2021) and a bathroom (FOP 2021). The overall dimensions of the house are 37 feet by 40 feet.

BLD DATE 03/21/2023 NW LGL DATE 05/07/2025