

LOT 151
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

CURTIN JOHN A & SAYURI T
458 SLASH PINE PLACE
YULEE, FL 32097

2025

44-2N-27-1003-0151-0000



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	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,774	100
FGR	662	55
FOP	154	30
FOP	217	30
TOTALS	3,807	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,249	117.5438	155.16	504,115	2023	2023	0	0	0.00	100.00

1 SNGL FAM - 100% - 2024