

LOT 157
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BRACKETT SCOTT D & PAMELA Y LIVING TRUST/BRACKETT
410 SLASH PINE PL
YULEE, FL 32097

2025

44-2N-27-1003-0157-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,340	100	2025	2,340	373,066
FGR	634	55	2025	349	55,641
FOP	194	30	2025	58	9,247
FOP	226	30	2025	68	10,841
TOTALS		3,394		2,815	448,795

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,815	120.7776	159.43	448,795	2024	2024	0	0	0.00	100.00
1 SNGL FAM - 100% - 2025											
Heated Area: 2340											
HX Base Yr 2025											
The diagram shows a floor plan with three labeled areas: FOP 2025 (top left), BAS 2025 (center), and FGR 2025 (bottom right). The overall footprint is defined by a series of connected line segments with the following dimensions (clockwise from top-left): 12, 17, 7, 3, 12, 3, 48, 20, 20, 9, 12, 9, 18, 3, 12, 20, 21, 10, 14, 4, 6, 9, 12, 10, 56, 12. The three labeled areas are: FOP 2025 (top left, dimensions 12, 17, 7, 3, 12, 3), BAS 2025 (center, dimensions 48, 20, 20, 9, 12, 9, 18, 3, 12, 20, 21, 10, 14, 4, 6, 9, 12), and FGR 2025 (bottom right, dimensions 12, 17, 7, 3, 12, 3).											