

LOT 170
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

HILL STEPHANIE LYNN
324 MUHLY GRASS STREET
YULEE, FL 32097

2025

44-2N-27-1003-0170-0000



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	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2022	2,073	290,997
FGR	380	55	2022	209	29,339
FOP	163	30	2022	49	6,878
FSP	260	40	2022	104	14,599
TOTALS	2,876			2,435	341,812

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,435	106.8788	141.08	343,530	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM - 0% - 2023

Heated Area: 2073

HX Base Yr

The diagram shows a large rectangular lot with several smaller rectangular footprints. The lot dimensions are 26 by 45. The footprints are labeled FSP (2022), BAS (2022), and FGR (2022). The dimensions for each footprint are: FSP (10 by 26), BAS (26 by 63), and FGR (19 by 20). The dimensions for the lot are 26 by 45. The dimensions for the footprints are: FSP (10 by 26), BAS (26 by 63), and FGR (19 by 20).

BLD DATE	03/21/2023	NW	LGL DATE
YE DATE			LAND DATE