

UECHI JAMES M & SUZANNE P
336 MUHLY GRASS ST
YULEE, FL 32097

44-2N-27-1003-0172-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		31	HARDIE BRD 100		0900	01	2,579	107.7072	142.17	366,656	2023	2023	0	0	0	0.00	100.00	VALUATION BY		STANDARD																							
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2024													Heated Area: 2244													HX Base Yr 2024												
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE		366,656																							
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		6,540																							
Interior Floo		11	CLAY TILE 70															TOTAL LAND VALUE - MARKET		75,000																							
Interior Floo		14	CARPET 30															TOTAL MARKET VALUE		448,196																							
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		7,011																							
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE		441,185																																				
Bedrooms			4 100		TOTAL EXEMPTION VALUE		55,722																																				
Bathrooms			2.5 100		BASE TAXABLE VALUE		385,463																																				
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE		448,196																																				
Stories		1.	1. 100		NCON VALUE		0																																				
Units			0 100		INCOME VALUE																																						
					PREVIOUS YEAR MKT VALUE		428,751																																				
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	988	100	2024	988	140,464																																						
FGR	400	55	2024	220	31,277																																						
FOP	170	30	2024	51	7,251																																						
FOP	200	30	2024	60	8,530																																						
FUS	1,256	100	2024	1,256	178,566																																						
STR	36	10	2024	4	569																																						
TOTALS		3,050			2,579	366,656																																					
EXTRA FEATURES					336 MUHLY GRASS ST, YULEE										BLD DATE				LGL DATE																								
															XF DATE				LAND DATE																								
															INC DATE				AG DATE																								
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																											
1	0855	CONC PAVER	0	100	0	0	654.00	SF	10.00	10.00	100	2024	2023	100	6,540																												