

CHONIUK JOHN & HEDY MARIA
75848 WILDFLOWER CT
YULEE, FL 32097

13-2N-26-1832-0375-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD		31		HARDIE BRD 100		0100		01		2,129		106.8200		112.16		238,789		2023		2023		0		0		0.50		99.50																			
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2024		Heated Area: 1856		HX Base Yr 2024		VALUATION BY		Tax Group: 4		Tax Dist:		STANDARD		237,595		0																					
Roof Cover		05		COMP SHNGL 100		05		DRYWALL 100		08		SHT VINYL 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4		100		2		100																	
Interior Wall		08		SHT VINYL 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4		100		2		100		WOOD FRAME 100		02		1. 100		0		100															
Interior Floo		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4		100		2		100		WOOD FRAME 100		02		1. 100		0		100																			
Air Condition		04		AIR DUCTED 100		4		100		2		100		WOOD FRAME 100		02		1. 100		0		100		1		1. 100		0		100																			
Heating Type		02		WOOD FRAME 100		1		1. 100		0		100		BAS		2023		FGR		2023		FOP		2023		FOP		2023		FOP		2023																	
Bedrooms		02		WOOD FRAME 100		1		1. 100		0		100		BAS		2023		FGR		2023		FOP		2023		FOP		2023		FOP		2023																	
Bathrooms		02		WOOD FRAME 100		1		1. 100		0		100		BAS		2023		FGR		2023		FOP		2023		FOP		2023		FOP		2023																	
Frame		02		WOOD FRAME 100		1		1. 100		0		100		BAS		2023		FGR		2023		FOP		2023		FOP		2023		FOP		2023																	
Stories		02		WOOD FRAME 100		1		1. 100		0		100		BAS		2023		FGR		2023		FOP		2023		FOP		2023		FOP		2023																	
Units		02		WOOD FRAME 100		1		1. 100		0		100		BAS		2023		FGR		2023		FOP		2023		FOP		2023		FOP		2023																	
Quality		03		Quality Level 03		DOR CODE		0100		SINGLE FAMILY		MAP NUM		MKT AREA		05		NEIGHBORHOOD/LOC		5009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																	
BAS		1,856		100		2023		1,856		207,128		FGR		420		55		2023		231		25,779		FOP		10		30		2023		3		334															
FGR		420		55		2023		231		25,779		FOP		10		30		2023		3		334		PTO		96		5		2025		5		558															
FOP		10		30		2023		3		334		PTO		96		5		2025		5		558		UOP		168		20		2025		34		3,794															
PTO		96		5		2025		5		558		UOP		168		20		2025		34		3,794		TOTALS		2,550		2,129		237,595		75848 WILDFLOWER CT, YULEE		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/09/2026		MLU	
UOP		168		20		2025		34		3,794		TOTALS		2,550		2,129		237,595		75848 WILDFLOWER CT, YULEE		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE																	
EXTRA FEATURES										TOTAL OB/XF										0																													
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																			