

LOT 44
IN OR 2049/934
WILSON NECK SUB PB 4/2

KICKLIGHTER DAVID S & ALLISON
85840 AVANT ROAD
YULEE, FL 32097

2026

43-2N-27-4640-0044-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
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			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality		06	Quality Level 06		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4082.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,744	100	1996	2,744	410,840
FGR	484	55	1996	266	39,826
FOP	188	30	1996	56	8,385
FOP	380	30	1996	114	17,068
TOTALS	3,796			3,180	476,120

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,180	119.0250	165.44	526,099	1996	2006	0	0	9.50	90.50
1 SNGL FAM 100% - 2017											
Heated Area: 2744											
HX Base Yr 2017											
The diagram shows a complex floor plan with several rooms and corridors. The areas are labeled as follows: BAS 1996: A large rectangular area on the left side. FOP 1996: A rectangular area in the center-right. FGR 1996: A rectangular area at the bottom left. Dimensions and area calculations are provided for various sections: - Top left: 21, 4, 29, 22, 22, 15, 22. - Top right: 23, 12, 7, 5, 4.2, 11, 20, 31, 9, 5.7, 7, 5.7. - Bottom left: 22, 22, 15, 22. - Bottom right: 38, 16, 7, 7, 3, 25, 33.											
BLD DATE					LGL DATE			05/14/2026			
XF DATE					LAND DATE			ML			

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