

LOT 42
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

OTT ANDREW J
220 DOG TROT ST
YULEE, FL 32097

2026

44-2N-27-1000-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,507	100
FGR	462	55
FOP	119	30
FSP	170	40
STP	12	10
STP	16	10
TOTALS	2,286	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,868	106.2320	147.66	275,829	2019	2019	0	0	0	2.50	97.50	
1 SNGL FAM 100% - 2020				Heated Area: 1507				HX Base Yr 2020					
The diagram shows a floor plan with four labeled areas: FGR 2019 (top left), FSP 2019 (top right), BAS 2019 (center), and FOP 2019 (bottom right). Dimensions are provided for various segments: 21, 17, 22, 9, 12, 5, 10, 10, 17, 59, 47, 12, 17, 7, 12, 3, 4, 3,													