

LOT 66
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

BARNACK NICOLA LYN
233 FLOCO AVE
YULEE, FL 32097

2026

44-2N-27-1000-0066-0000



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 Floo	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100	2019	2,142	305,791
FDG	484	60	2019	290	41,400
FOP	176	30	2019	53	7,566
FOP	216	30	2019	65	9,279
FUS	738	100	2019	738	105,357
STR	76	10	2019	8	1,142
UST	72	45	2019	32	4,568
TOTALS	3,904			3,328	475,104

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,328	105.3400	146.42	487,286	2019	2019	0	0	0	97.50

1

SNGL FAM

100% - 2021

Heated Area: 2880

HX Base Yr 2021

22

22

22

22

FDG
2019

17

14

22

8

8

8

22

22

41

31

27

8

8

27

27

FOP
2019

BAS
2019

14

9

8

8

4

4

8

8

26

27

34

8

8

4

4

UST
2019

STR
2019

FUS
2019

BLD DATE

LGL DATE