

LOT 70
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

DUGAN NATHAN J & KATHARINE L
246 FLOCO AVE
YULEE, FL 32097

2026

44-2N-27-1000-0070-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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
BAS	2,430	100
FGR	816	55
FOP	168	30
FOP	168	30
FSP	363	40
FUS	435	100
FUS	525	100
TOTALS	4,905	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,084	101.9040	141.65	578,499	2019	2019	0	0	2.50	97.50
1 SNGL FAM 100% - 2020 Heated Area: 3390 HX Base Yr 2020											
24 17 6 9 17 FUS 2019 34 19 8 13 24 26 12 16 34 24 FGR 2019 24 13 7 48 11 7 34 21 8 21 62 FSP 2019 BAS 2019 FOP 2019 21 25 8 21 25 FUS 2019 FOP 2019											
BLD DATE						04/04/2022	NW	LGL DATE			