

LOT 163
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

HERNANDEZ CHRISTOPHER JORGE & TRICIA
339 SAWGRASS DR
YULEE, FL 32097

2026

44-2N-27-1003-0163-0000



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		7 100			
Bathrooms		6 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4086.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	2025	2,283	349,733
FGR	667	55	2025	367	56,221
FOP	161	30	2025	48	7,353
FOP	180	30	2025	54	8,272
FUS	1,954	100	2025	1,954	299,333
STR	88	10	2025	9	1,379
TOTALS	5,333			4,715	722,291

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,715	110.2090	153.19	722,291	2024	2024	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 4237 HX Base Yr 2025

The floor plan diagram illustrates a building layout with several labeled areas and dimensions. The areas are: BAS 2025 (a large central area), FGR 2025 (a rectangular area on the left), FOP 2025 (a rectangular area at the top left), FUS 2025 (a large area on the right), and STR 2025 (a small rectangular area on the far right). Dimensions are provided for various sections of the building, such as 12, 20, 14, 9, 43, 63, 15, 16, 21, 17, 7, 4, 11, 19, 20, 10, 7, 13, 22, 11, 8, 16, 9, 21, 22, 11, 8, 11, 10, 7, 9, 4, 11, 5, 43, 16, 9, 21