

LOT 172
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

UECHI JAMES M & SUZANNE P
336 MUHLY GRASS ST
YULEE, FL 32097

2026

44-2N-27-1003-0172-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	01	Quality Level 01			
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	988	100	2024	988	139,427
FGR	400	55	2024	220	31,047
FOP	170	30	2024	51	7,197
FOP	200	30	2024	60	8,467
FUS	1,256	100	2024	1,256	177,247
STR	36	10	2024	4	564
TOTALS	3,050			2,579	363,951

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	2,579	102.0384	141.83	365,780	2023	2023	0	0	99.56
1 SNGL FAM		100% - 2026		Heated Area: 2244				HX Base Yr		
The floor plan diagram illustrates a building layout with several labeled areas and their dimensions. The areas are: FOP 2024 (top right, 20x10), BAS 2024 (middle right, 20x34), FGR 2024 (bottom right, 20x10), FUS 2024 (left, 38x16), and STR 2024 (small room, 12x3). Dimensions are provided for each side of the rooms and overall sections. The total heated area is 2244.										