

LOT 218
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

ARNOLD LIVING TRUST/ARNOLD HARRY S CO-TRUSTEE
386 MUHLY GRASS ST
YULEE, FL 32097

2026

44-2N-27-1003-0218-0000



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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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
BAS	1,766	100
FGR	420	55
FOP	90	30
FOP	130	30
PTO	110	5
TOTALS	2,516	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,069	98.2548	136.57	282,563	2023	2023	0	0	0	0.50	99.50
1 SNGL FAM		100% - 2025		Heated Area: 1766				HX Base Yr 2025				
The floor plan diagram shows a property layout with several labeled areas and their dimensions. The areas are: PTO 2024 (top left, 11x10), FOP 2024 (middle left, 10x9), BAS 2024 (large central area, 39x50), FGR 2024 (bottom right, 21x20), and FOP 2024 (bottom left, 8x7). The overall lot dimensions are 11x10x9x10x50x39x21x20x8x7												