LOT 2
PT OR 2220/1544
ESMT PT OR 2176/356

COLLINS SHARON RENAY
224 DAYDREAM AVE
YULEE, FL 32097

2023

44-2N-27-1000-0002-0000

BUILDING CHARACTERISTICS

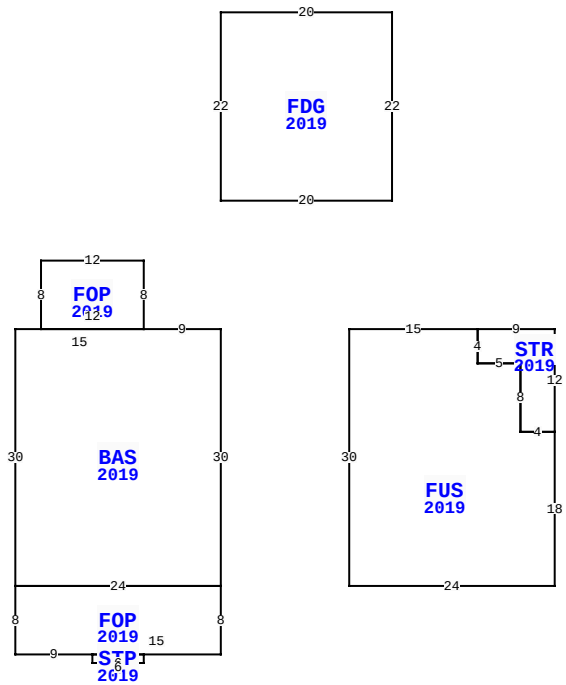
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	93,056
FDG	440	60	264	34,120
FOP	96	30	29	3,748
FOP	192	30	58	7,496
FUS	652	100	652	84,268
STP	6	10	1	130
STR	68	10	7	905
TOTALS	2,174		1,731	223,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,731	137.4250	130.55	225,982	2019	2019	0	0	0	1.00	99.00

1 TOWNHOUSE - 100% - 2022 Heated Area: 1372 HX Base Yr 2022



224 DAYDREAM AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,722
TOTAL MARKET OB/XF VALUE		4,365
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		288,087
SOH/AGL Deduction		16,976
ASSESSED VALUE		271,111
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,111
TOTAL JUST VALUE		288,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008613	CO ISSUED	0	08/13/2019
18008560	DET FGR	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2441/0348	3/03/2021	SW	Q	I	01	249,900
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: COLLINS SHARON RENA						
2220/1544	9/05/2018	SW	Q	V	05	287,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W9 FOP=[YR=2019] N8 W12 S8 E12$ W15 S30 FOP=[YR=2019] S8 E9 STP=[YR=2019] S1 E6 N1 W6$ E15 N8 W24$ E24 N30$ PTR=E15 FUS=[YR=2019] E15 STR=[YR=2019] E9 S12 W4 N8 W5 N4$ S4 E5 S8 E4 S18 W24 N30$ W15$ PTR=N15 FDG=[YR=2019] N22 E20 S22 W20$ S15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	2019	2019	3	99	335	
2	0810	CONCRETE A	0	100	0	0	362.00	SF	6.50	6.50	100	2019	2019	3	99	2,329	
3	0476	VF 6 SBPL	0	100	0	0	92.00	LF	16.00	16.00	100	2019	2019	3	96	1,413	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 4,365

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 11/08/2019 BY DJNW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS