

LOT 3
IN OR 2300/993
ESMT PT OR 2176/356

LAMB CARL E III
230 DAYDREAM AVE
YULEE, FL 32097

2023

44-2N-27-1000-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	10	ABOVE AVG 100	0320	01	1,898	132.4225	125.80	238,768	2019	2019	0	0	1.00	99.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2020												Heated Area: 1567													
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2020													
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		2 100																										
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	727	100	727	90,542																								
FDG	440	60	264	32,879																								
FOP	81	30	24	2,989																								
FOP	117	30	35	4,359																								
FUS	840	100	840	104,615																								
STP	13	10	1	125																								
STR	72	10	7	872																								
TOTALS			2,290	1,898			236,380																					
EXTRA FEATURES			230 DAYDREAM AV, YULEE																									
L N	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	0	0	44.00	SF	6.50	6.50	100	2019	2019	3	99	283												
2	0810	CONCRETE A	0	100	0	0	396.00	SF	6.50	6.50	100	2019	2019	3	99	2,548												
3	0476	VF 6 SBPL	0	100	0	0	56.00	LF	16.00	16.00	100	2019	2019	3	96	860												
4	0475	VF 4 SBPL	0	100	0	0	85.00	LF	14.00	14.00	100	2019	2019	3	96	1,142												
5	0469	VF LATTIC	0	100	0	0	85.00	SF	5.50	5.50	100	2019	2019	3	96	449												
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576												
LAND DESCRIPTION			TOTAL OB/XF 5,858																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																												