

STEVENS PAULA B
238 WILDLIGHT AVENUE
YULEE, FL 32097

44-2N-27-1000-0005-0000

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	VALUATION SUMMARY																	
																			VALUATION BY		STANDARD															
																			Tax Group: 4		Tax Dist:															
																			BUILDING MARKET VALUE		0															
																			TOTAL MARKET OB/XF VALUE		0															
																			TOTAL LAND VALUE - MARKET		60,000															
																			TOTAL MARKET VALUE		60,000															
																			SOH/AGL Deduction		0															
																			ASSESSED VALUE		60,000															
																			TOTAL EXEMPTION VALUE		0															
																			BASE TAXABLE VALUE		60,000															
																			TOTAL JUST VALUE		60,000															
																			NCON VALUE		0															
																			INCOME VALUE																	
																			PREVIOUS YEAR MKT VALUE		60,000															
DOR CODE		0000	VACANT																PERMIT NUM		DESCRIPTION			AMT			ISSUED									
MAP NUM						MKT AREA			04																22009684		NEW CONSTR			307,895			06/23/2022			
NEIGHBORHOOD/LOC		4086.00																	22009685		ADDITION			26,347			06/23/2022									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																												
TOTALS																																				
EXTRA FEATURES						238 DAYDREAM AV, YULEE										BLD DATE						LGL DATE														
		OB/XF														XF DATE						LAND DATE														
																INC DATE						AG DATE														
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													
LAND DESCRIPTION												TOTAL OB/XF										0														
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	000000	C	VAC RES			0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																	
REVIEW DATE	04/20/2023	BY	WW	Total Acres: 0.00		Total Land Value: 60,000		Market: 0		Agricultural: 0		Common: 60,000		PRINTED 08/02/2023 BY SYS																						