LOT 13
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

BUNNEWITH DENISE P LVG TRUST/BUNNEWITH DENISE TRUS
275 DAYDREAM AVE
YULEE, FL 32097

2023

44-2N-27-1000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

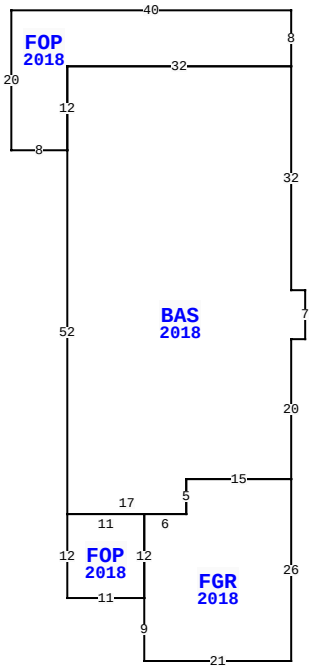
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,987	100	1,987	260,796
FGR	516	55	284	37,275
FOP	132	30	40	5,250
FOP	416	30	125	16,406
TOTALS	3,051		2,436	319,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,436	112.2100	133.25	324,597	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 1987 HX Base Yr 2020



275 DAYDREAM AV, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,728
TOTAL MARKET OB/XF VALUE		3,216
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		382,944
SOH/AGL Deduction		133,447
ASSESSED VALUE		249,497
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		194,497
TOTAL JUST VALUE		382,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011475	SOLAR PANELS	35,000	11/20/2020
18012526	CO ISSUED	0	12/28/2018
18006671	NEW CONSTR	274,979	06/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2356/1691	4/22/2020	SW	U	I	11	100
GRANTOR: BUNNEWITH DENISE P						
GRANTEE: BUNNEWITH DENISE P						
2282/1638	6/10/2019	WD	Q	I	01	340,900
GRANTOR: D S WARE HOMES LLC						
GRANTEE: BUNNEWITH CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W40 S20 E8 BAS=[YR=2018] S52 FOP=[YR=2018] S12 E11 FGR=[YR=2018] S9 E21 N26 W15 S5 W6 S12$ N12 W11$ E17 N5 E15 N20 E2 N7 W2 N32 W32 S12$ N12 E32 N8$.

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	0811	CONCRETE B	0	100	0	0	631.00	SF	5.20	5.20	100	2018	2018	3	98	3,216	

LAND DESCRIPTION

TOTAL OB/XF 3,216

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 04/01/2019 BY RK Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS