

LOT 18
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

RUPPEL THOMAS D/OLDS-RUPPEL JONELLE A
255 DAYDREAM AVE
YULEE, FL 32097

2023

44-2N-27-1000-0018-0000



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	0900	01	2,167	108.7800	129.18	279,933	2020	2020	0	0	0	0.50	99.50	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021														Heated Area: 1781															
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2021															
Interior Wall	05	DRYWALL 100																														
Interior Floo	13	LVT/LAMMT 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			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	1,101	100	1,101	141,516																												
FDG	440	60	264	33,933																												
FOP	100	30	30	3,856																												
FOP	132	30	40	5,141																												
FST	84	55	46	5,912																												
FUS	680	100	680	87,403																												
STR	64	10	6	771																												
TOTALS			2,601		2,167	278,533																										
EXTRA FEATURES			255 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	440.00	SF	6.50	6.50	100	2020	2020	3	99	2,831																
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588																
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2020	2020	3	98	2,822																
TOTAL OB/XF																		6,241														
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 09/18/2020 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																

FDG 2020

FUS 2020

STR 2020

FST 2020

BAS 2020

FOP 2020

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2340/0250

2/14/2020

SW

Q

I

02

308,300

GRANTOR: DOSTIE HOMES LLC

GRANTEE: RUPPEL THOMAS D & J

2261/0404

3/07/2019

SW

Q

V

05

341,500

GRANTOR: WILDLIGHT LLC

GRANTEE: DOSTIE HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W6 N2 W13 FOP=[YR=2020] W5 S20 E5 N20\$ S20 W5 S16 FOP=[YR=2020] S20 E4 N6 E4 N11 U3 L3 W5\$ E5 R3 D3 S11 W4 S6 E20 N54\$ PTR=N10 FDG=[YR=2020] N20 W22 S20 E22\$ S10\$ PTR=E10 FUS=[YR=2020] S35 E17 FST=[YR=2020] E7 N12 STR=[YR=2020] N7 W7 S4 W5 S3 E12\$ W7 S12\$ N12 W5 N3 E5 N4 E7 N14 W6 N2 W18\$ W10\$.