LOT 19
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

NELSON RICHARD W
251 DAYDREAM AVE
YULEE, FL 32097

2023

44-2N-27-1000-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

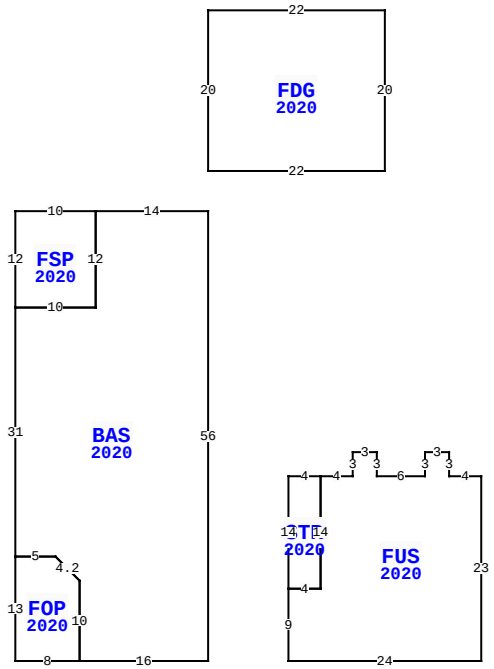
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,125	100	1,125	148,765
FDG	440	60	264	34,911
FOP	100	30	30	3,967
FSP	120	40	48	6,347
FUS	514	100	514	67,969
STR	56	10	6	793
TOTALS	2,355		1,987	262,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,987	111.9160	132.90	264,072	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1639 HX Base Yr



251 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		262,752
TOTAL MARKET OB/XF VALUE		2,831
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		325,583
SOH/AGL Deduction		0
ASSESSED VALUE		325,583
TOTAL EXEMPTION VALUE	13	325,583
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		325,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001484	CO ISSUED	0	02/19/2020
19008197	NEW CONSTR	205,069	08/01/2019
19008199	GARAGE	21,441	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2390/1306	9/09/2020	SW	Q	I	01	288,000
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: NELSON RICHARD W						
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] W14 FSP=[YR=2020] W10 S12 E10 N12$ S12 W10 S31
FOP=[YR=2020] E5 R3 D3 S10 W8 N13$ E5 R3 D3 S10 E16
PTR=E10 FUS=[YR=2020] E24 N23 W4 N3 W3 S3 W6 N3 W3 S3 W4
STR=[YR=2020] W4 S14 E4 N14$ S14 W4 S9$ W10$ N56$ PTR=N5
FDG=[YR=2020] E22 N20 W22 S20$S5 $.

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	0	0	440.00	SF	6.50	6.50	100	2020	2020	3	99	2,831	

LAND DESCRIPTION

TOTAL OB/XF 2,831

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 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