

LOT 21
IN OR 2229/470
ESMT PT OR 2176/356

HOLLAND BRENDA S & DONALD HAROLD
243 DAYDREAM AVE
YULEE, FL 32097

2023

44-2N-27-1000-0021-0000



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	11	CLAY TILE 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	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	2,051	100	2,051	273,600
FGR	495	55	272	36,284
FOP	256	30	77	10,272
FSP	132	40	53	7,070
TOTALS	2,934		2,453	327,227

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0855	CONC PAVER	0 100	0	0	108.00	SF	10.00	10.00	100	2018	2018	3
2	0855	CONC PAVER	0 100	0	0	72.00	SF	10.00	10.00	100	2018	2018	3
3	0810	CONCRETE A	0 100	0	0	471.00	SF	6.50	6.50	100	2018	2018	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,453	114.0480	135.43	332,210	2018	2018	0	0	0	1.50	98.50	
1 SNGL FAM - 100% - 2020 Heated Area: 2051 HX Base Yr 2020													

243 DAYDREAM AV, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

TOTAL OB/XF													
4,764													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		327,227	
TOTAL MARKET OB/XF VALUE		4,764	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		391,991	
SOH/AGL Deduction		76,621	
ASSESSED VALUE		315,370	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		265,370	
TOTAL JUST VALUE		391,991	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,527	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006499	CO ISSUED	0	06/22/2018
17009549	NEW CONSTR	266,369	10/27/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2229/0470	10/05/2018	WD	Q	I	02	340,000	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: HOLLAND BRENDA S &							
2203/1180	6/13/2018	QC	U	V	11	100	
GRANTOR: RAYDIENT LLC D/B/A RA							
GRANTEE: WILDLIGHT LLC ET AL							

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
FGR=[YR=2018] W21 S8 FSP=[YR=2018] W11 S12 BAS=[YR=2018] S66 FOP=[YR=2018] S8 E32 N8 W32\$ E32 N33 E2 N7 W2 N21 W15 N5 W17\$E11 N12\$ S12 E6 S5 E15 N25\$.													