

LOT 22
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

FINK RAYMOND P & MARIBETH
239 DAYDREAM AVE
YULEE, FL 32097

2023

44-2N-27-1000-0022-0000



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																																					
Exterior Wall	31	HARDIE BRD 100	0900	01	2,283	113.4840	134.76	307,657	2018	2018	0	0	0	1.50	98.50	STANDARD																																				
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020														Heated Area: 1859												HX Base Yr 2020																							
Roof Cover	03	COMP SHNGL 100															VALUATION BY												Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE												303,042																							
Interior Floo	11	CLAY TILE 60															TOTAL MARKET OB/XF VALUE												10,682																							
Interior Floo	14	CARPET 40															TOTAL LAND VALUE - MARKET												60,000																							
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE												373,724																							
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction												74,163																							
Bedrooms	3	100															ASSESSED VALUE												299,561																							
Bathrooms	2	100															TOTAL EXEMPTION VALUE												HX HB 50,000																							
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE												249,561																							
Stories	1.	1. 100															TOTAL JUST VALUE												373,724																							
Units	0	100	NCON VALUE												0																																					
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												296,341																									
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	1,859	100	1,859	246,761																																																
FGR	500	55	275	36,503																																																
FOP	228	30	68	9,027																																																
FOP	269	30	81	10,752																																																
TOTALS			2,856	2,283	303,042																																															
EXTRA FEATURES			239 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	495.00	SF	6.50	6.50	100	2018	2018	3	98	3,153																																				
2	0855	CONC PAVER	0	100	0	0	40.00	SF	10.00	10.00	100	2018	2018	3	98	392																																				
3	0855	CONC PAVER	0	100	0	0	116.00	SF	10.00	10.00	100	2018	2018	3	98	1,137																																				
4	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00	10.00	100	2021	2021	3	100	6,000																																				
TOTAL OB/XF																		10,682																																		
LAND DESCRIPTION																		OTHER ADJUSTMENTS AND NOTES																																		
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	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 05/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																																				