LOT 25
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

DAVIS JOSHUA C & AMBER R
227 DAYDREAM AVE
YULEE, FL 32097

2023

44-2N-27-1000-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

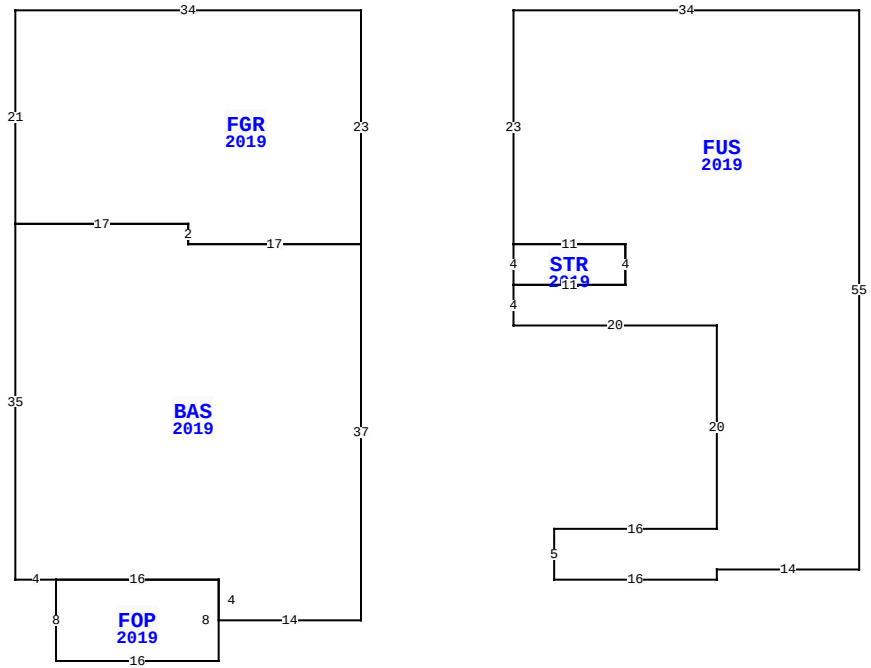
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,212	100	1,212	144,717
FGR	748	55	411	49,075
FOP	128	30	38	4,537
FUS	1,426	100	1,426	170,270
STR	44	10	4	477
TOTALS	3,558		3,091	369,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,091	101.5680	120.61	372,806	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 2638 HX Base Yr 2021



227 DAYDREAM AV, YULEE

BLD DATE	04/04/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		369,078
TOTAL MARKET OB/XF VALUE		13,969
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		443,047
SOH/AGL Deduction		121,938
ASSESSED VALUE		321,109
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		266,109
TOTAL JUST VALUE		443,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010881	NEW CONSTR	336,929	10/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/0997	10/28/2020	WD	Q	I	01	385,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: DAVIS JOSHUA C & AM						
2217/0259	8/08/2018	SW	Q	V	05	272,800
GRANTOR: WILDLIGHT LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W34 S21 BAS=[YR=2019] S35 E4 FOP=[YR=2019] S8 E16 N8 W16$ E16 S4 E14 N37 W17 N2 W17$ E17 S2 E17 N23$ PTR= E15 FUS=[YR=2019] E34 S55 W14 S1 W16 N5 E16 N20 W20 N4 STR=[YR=2019] N4 E11 S4 W11$ E11 N4 W11 N23$ W15$.

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	0855	CONC PAVER	0	100	0	0	1,371.00	SF	10.00	10.00	100	2019	2019	3	99	13,573	
2	0855	CONC PAVER	0	100	0	0	40.00	SF	10.00	10.00	100	2019	2019	3	99	396	

LAND DESCRIPTION

TOTAL OB/XF 13,969

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 06/27/2019 BY DJMB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS