

LOT 27
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HELBURN MARILYN
217 DAYDREAM AVE
YULEE, FL 32097

2023

44-2N-27-1000-0027-0000



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	31	HARDIE BRD 100	0900	01	2,190	108.9760	129.41	283,408	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023													Heated Area: 1770													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023													
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	1,082	100	1,082	140,022																									
FDG	440	60	264	34,164																									
FOP	120	30	36	4,659																									
FSP	157	40	63	8,153																									
FST	84	55	46	5,953																									
FUS	688	100	688	89,034																									
STP	6	10	1	129																									
STP	8	10	1	129																									
STP	9	10	1	129																									
STR	80	10	8	1,035																									
TOTALS	2,674		2,190	283,408																									
EXTRA FEATURES					217 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	40.00	SF	6.50	6.50	100	2022	2022	3	100	260													
2	0810	CONCRETE A	0	100	0	0	51.00	SF	6.50	6.50	100	2022	2022	3	100	332													
3	0810	CONCRETE A	0	100	0	0	412.00	SF	6.50	6.50	100	2022	2022	3	100	2,678													
TOTAL OB/XF																		3,270											
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	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 03/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																													