

LOT 37
ESMT IN OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

FOX DEREK GERVASE
246 WILDLIGHT AVE
YULEE, FL 32097

2023

44-2N-27-1000-0037-0000



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	0320	01	2,157	134.2257	127.51	275,039	2019	2019	0	0	0	1.00	99.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2023													Heated Area: 1773														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023														
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 70																												
Interior Floo	14	CARPET 30																												
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			06	Quality Level 06																										
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	1,081	100	1,081	136,460																										
FGR	460	55	253	31,937																										
FOP	100	30	30	3,787																										
FOP	132	30	40	5,049																										
FST	91	55	50	6,312																										
FUS	692	100	692	87,355																										
STP	8	10	1	127																										
STP	28	10	3	379																										
STR	69	10	7	884																										
TOTALS			2,661	2,157	272,289																									
EXTRA FEATURES					246 WILDLIGHT 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	8	4	32.00	SF	6.50	6.50	100	2019	2019	3	99	206														
2	0810	CONCRETE A	0	100	0	0	261.00	SF	6.50	6.50	100	2019	2019	3	99	1,680														
3	0476	VF 6 SBPL	0	100	0	0	56.00	LF	32.00	32.00	100	2019	2019	3	96	1,720														
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288														
TOTAL OB/XF 3,894																														
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 11/08/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																														

SALES DATA

OFF RECORD Number
2597/0378

DATE
10/18/2022

TYPE INST
WD Q

Q / V / I
Q I

RSN CD
01

SALE PRICE
432,000

GRANTOR: SMITH JAMES MARTY & T

GRANTEE: FOX DEREK GERVASE

2570/0344

6/13/2022

LE U I 11

100

GRANTOR: SMTH JAMES MARTY & TI

GRANTEE: ODUM RACHEL E & MAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-20,23] S53 E6 S2 E13 N20 E5 N16 W5 U3L3
N11 E4 N5 W20 \$
FUS=[YR=2019;ORIG=22,0] E17 S36 W18 N2 W6 N14 E7 N3 E5 N4 W5
N13 \$
FGR=[YR=2019;ORIG=0,0] W20 S23 E20 N23 \$
FOP=[YR=2019;ORIG=4,42] N8 N12 W4 S6 W4 S11 D3R3 E5 \$
FOP=[YR=2019;ORIG=3,78] E1 N20 W5 S20 E4 \$
FST=[YR=2019;ORIG=15,0] E7 S13 W7 N13 \$
STR=[YR=2019;ORIG=15,20] N7 E12 S4 W5 S3 W7 \$
STP=[YR=2019;ORIG=4,34] E4 N7 W4 S7 \$
STP=[YR=2019;ORIG=-1,78] S2 E4 N2 W4 \$
PTR=[ORIG=0,0] E15 W15 \$