LOT 38
IN OR 2316/1323
ESMT PT OR 2176/356

CHADWELL JASON B
250 WILDLIGHT AVE
YULEE, FL 32097

2023

44-2N-27-1000-0038-0000

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	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

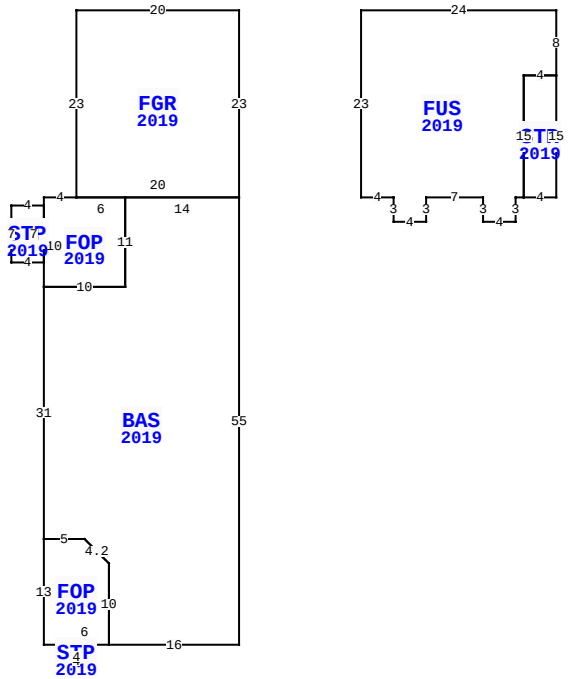
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,111	100	1,111	141,434
FGR	460	55	253	32,208
FOP	100	30	30	3,819
FOP	110	30	33	4,201
FUS	516	100	516	65,688
STP	8	10	1	128
STP	28	10	3	382
STR	60	10	6	764
TOTALS	2,393		1,953	248,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,953	135.3527	128.59	251,136	2019	2019	0	0	0	1.00	99.00

1 TOWNHOUSE - 100% - 2020 Heated Area: 1627 HX Base Yr 2020



250 WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,625
TOTAL MARKET OB/XF VALUE		4,467
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		313,092
SOH/AGL Deduction		43,863
ASSESSED VALUE		269,229
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,229
TOTAL JUST VALUE		313,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1911144	CO ISSUED	0	10/23/2019
B1903176	NEW CONSTR	245,632	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2316/1323	10/31/2019	SW	Q	I	01	309,000
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: CHADWELL JASON B						
2220/1544	9/05/2018	SW	Q	V	05	287,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W20 S23 FOP=[YR=2019] W4 S1 STP=[YR=2019] W4 S7 E4 N7$ S10 BAS=[YR=2019] S31 FOP=[YR=2019] S13 E2 STP=[YR=2019] S2 E4 N2 W4$ E6 N10 U3 L3 W5$ E5 D3 R3 S10 E16 N55 W14 S11 W10$ E10 N11 W6$ E20 N23$ PTR=E15 FUS=[YR=2019] E24 S8 STR=[YR=2019] S15 W4 N15 E4$ W4 S15 W1 S3 W4 N3 W7 S3 W4 N3 W4 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	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	245.00	SF	6.50	6.50	100	2019	2019	3	99	1,577	
3	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00	32.00	100	2019	2019	3	96	2,396	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 4,467

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 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