

LOT 39
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

CARTER CANDICE N
245 DOG TROT ST
YULEE, FL 32097

2023

44-2N-27-1000-0039-0000



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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 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	1,490	100	1,490	196,558
FGR	438	55	241	31,792
FOP	119	30	36	4,749
FSP	278	40	111	14,643
TOTALS	2,325		1,878	247,742

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0855	CONC PAVER	0	100	0	0	294.00	SF	10.00	10.00	100	2019	2019	3	99	2,911	
2	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	100	2019	2019	3	99	832	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	
4	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2019	2019	3	96	1,290	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	12/31/2019	BY	NW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,878	112.2100	133.25	250,244	2019	2019	0	0	0	1.00	99.00
1 SNGL FAM - 100% - 2020 Heated Area: 1490 HX Base Yr 2020												
245 DOG TROT ST, YULEE												

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

TOTAL OB/XF												
5,321												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00

Total Acres:	0.00	Total Land Value:	60,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		247,742	
TOTAL MARKET OB/XF VALUE		5,321	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		313,063	
SOH/AGL Deduction		60,661	
ASSESSED VALUE		252,402	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		202,402	
TOTAL JUST VALUE		313,063	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,719	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19123595	CO ISSUED	0	12/03/2019
19004965	NEW CONSTR	214,147	06/11/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2322/1531	12/03/2019	WD	Q	I	02	311,800
GRANTOR: D S WARE HOMES LLC						
GRANTEE: CARTER CANDICE N						
2222/0652	9/07/2018	SW	Q	V	05	221,300
GRANTOR: WILDLIGHT LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES		

BUILDING DIMENSIONS		
FGR=[YR=2019] W22 S16 FSP=[YR=2019] W21 BAS=[YR=2019] W12 S59 E12 FOP=[YR=2019] E17 N7 W17 S7\$ N7 E17 N46 W17 N6\$ S6 E17 S8 E16 N10 W12 N4\$ S4 E20 U2 R2 N18\$.		

TOTAL OB/XF												
5,321												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00

Common:	60,000	PRINTED 08/02/2023 BY SYS
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