

LOT 41
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

CRUBAUGH JULIE F
225 DOG TROT ST
YULEE, FL 32097

2023

44-2N-27-1000-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

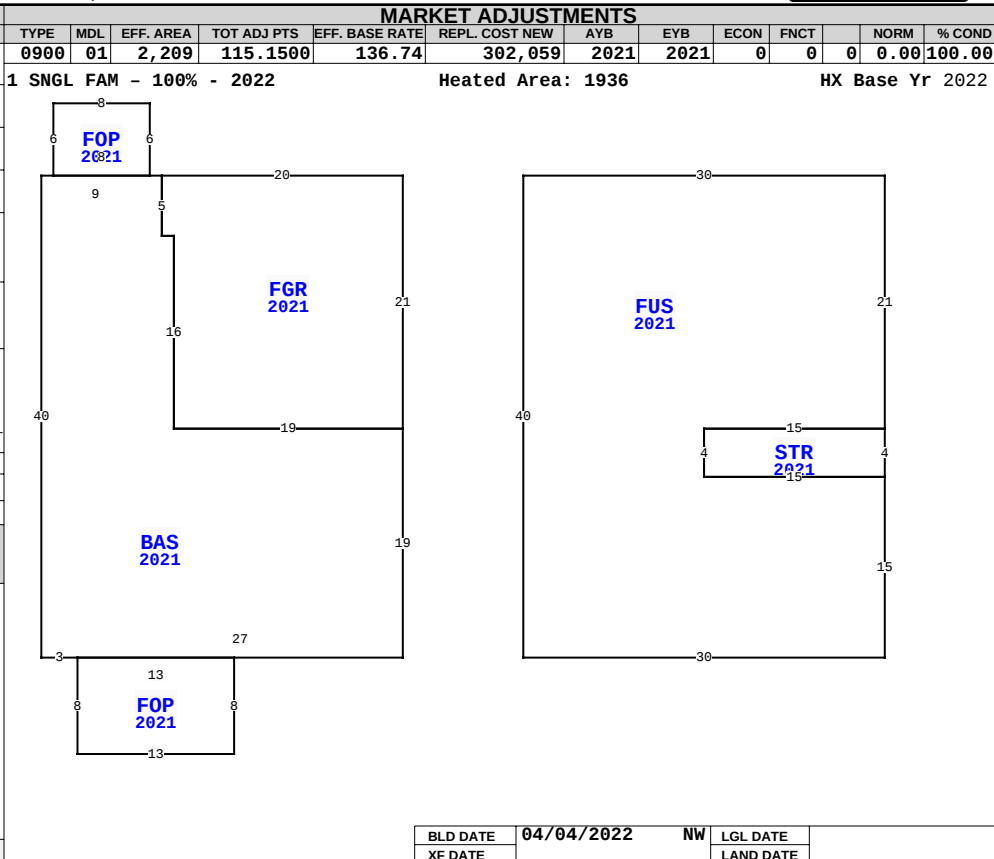
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	796	100	796	108,845
FGR	404	55	222	30,356
FOP	48	30	14	1,914
FOP	104	30	31	4,239
FUS	1,140	100	1,140	155,884
STR	60	10	6	820

TOTALS	2,552		2,209	302,059
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0			836.00	SF	5.20



225 DOG TROT ST, YULEE

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	302,059		
TOTAL MARKET OB/XF VALUE	4,347		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	366,406		
SOH/AGL Deduction	88,850		
ASSESSED VALUE	277,556		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	222,556		
TOTAL JUST VALUE	366,406		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	291,123		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011172	NEW CONSTR	262,742	11/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2484/0552	7/27/2021	WD	Q	I	02	356,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CRUBAUGH JULIE F						
2392/1560	9/15/2020	WD	Q	V	05	423,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FGR=[YR=2021] W20 BAS=[YR=2021] W1 FOP=[YR=2021] N6 W8 S6 E8\$ W9 S40 E3 FOP=[YR=2021] S8 E13 N8 W13\$ E27 N19 W19 N16 W1 N5\$ S5 E1 S16 E19 N21\$ PTR=E10 FUS=[YR=2021] S40 E30 N15 STR=[YR=2021] N4 W15 S4 E15\$ W15 N4 E15 N21W30\$ W10\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00