LOT 42
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

OTT ANDREW J
220 DOG TROT ST
YULEE, FL 32097

**2023**

**44-2N-27-1000-0042-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

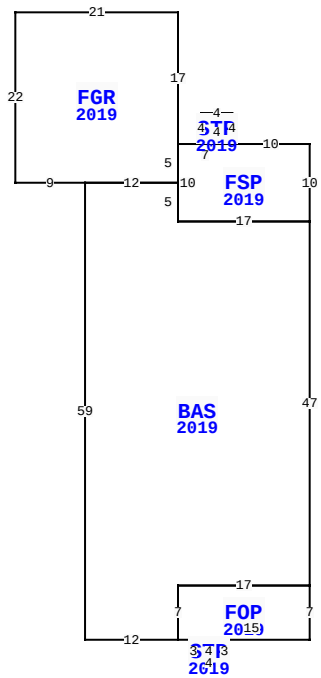
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 1,507 | 100 | 1,507 | 188,207 |
| FGR | 462 | 55 | 254 | 31,722 |
| FOP | 119 | 30 | 36 | 4,496 |
| FSP | 170 | 40 | 68 | 8,492 |
| STP | 12 | 10 | 1 | 125 |
| STP | 16 | 10 | 2 | 249 |
| TOTALS | 2,286 | | 1,868 | 233,292 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,868 | 106.2320 | 126.15 | 235,648 | 2019 | 2019 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 100% - 2020 Heated Area: 1507 HX Base Yr 2020




220 DOG TROT ST, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 233,292 |
| TOTAL MARKET OB/XF VALUE | | 3,752 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 297,044 |
| SOH/AGL Deduction | | 57,159 |
| ASSESSED VALUE | | 239,885 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 184,885 |
| TOTAL JUST VALUE | | 297,044 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 239,769 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19010935 | CO ISSUED | 0 | 10/16/2019 |
| 19005774 | NEW CONSTR | 212,782 | 06/03/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2314/0984 | 10/18/2019 | WD | Q | I | 02 | 302,200 |
| GRANTOR: D S WARE HOMES LLC | | | | | | |
| GRANTEE: OTT ANDREW J | | | | | | |
| 2235/0535 | 11/06/2018 | SW | Q | V | 05 | 311,900 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: D S WARE HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2019] W10 STP=[YR=2019] N4W4S4E4$ W7 FGR=[YR=2019] N17 W21 S22 E9 BAS=[YR=2019] S59 E12 FOP=[YR=2019] E2 STP=[YR=2019] S3E4N3W4$ E15 N7 W17 S7$ N7 E17 N47 W17 N5 W12$ E12 N5$ S10 E17 N10$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 7 | 4 | 28.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 99 | 277 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 259.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 99 | 2,564 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 92.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 99 | 911 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,752

| 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 11/12/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS