

LOT 44
IN OR 2210/702
ESMT PT OR 2176/356

ADAMS FELICIA
240 DOG TROT ST
YULEE, FL 32097

2023

44-2N-27-1000-0044-0000



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	10	ABOVE AVG 100	0900	01	2,335	118.5800	140.81	328,791	2018	2018	0	0	0	1.50	98.50	STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019													Heated Area: 1919									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 100																							
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	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	1,919	100	1,919	266,161																					
FGR	500	55	275	38,142																					
FOP	277	30	83	11,512																					
FSP	144	40	58	8,044																					
TOTALS			2,840	2,335	323,859																				
EXTRA FEATURES			240 DOG TROT ST, 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	0	0	336.00	SF	6.50	6.50	100	2018	2018	3	98	2,140									
2	0855	CONC PAVER	0	100	0	0	152.00	SF	10.00	10.00	100	2018	2018	3	98	1,490									
3	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2018	2018	3	95	1,459									
4	0471	VINYL FNC	0	100	0	0	1.00	LF	32.00	32.00	100	2018	2018	3	95	30									
5	0479	VF PICKET	0	100	0	0	32.00	LF	10.00	10.00	100	2018	2018	3	95	304									
TOTAL OB/XF 5,423																									
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								
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 04/12/2019 BY RK 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	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/0702	7/13/2018	WD	Q	I	01	344,600
GRANTOR: D S WARE HOMES LLC						
GRANTEE: ADAMS FELICIA						
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W22 S20 FSP=[YR=2018] W10 S12 BAS=[YR=2018] S52 FOP=[YR=2018] S11 E32 N6 W15 N5 W17\$ E17 S5 E15 N65 W15 N4 W5 S12 W12\$ E12 N12 W2\$ E7 S4 E15 N24\$.