LOT 46
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

BRAYTON RYAN WESLEY & JAMI MICHELLE
245 JULEP STREET
YULEE, FL 32097

2023

44-2N-27-1000-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

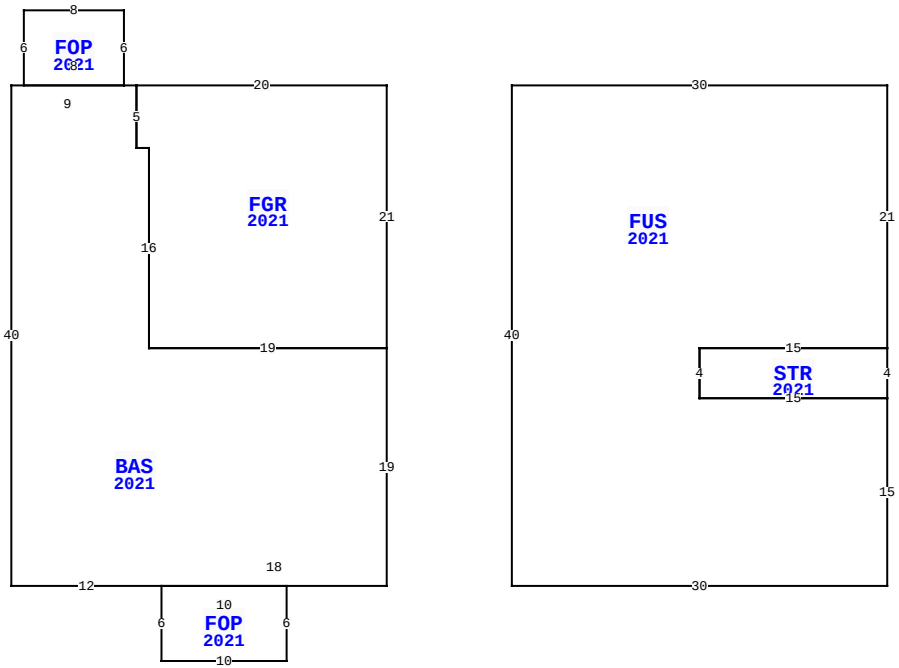
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	110,700
FGR	404	55	222	30,874
FOP	48	30	14	1,947
FOP	60	30	18	2,503
FUS	1,140	100	1,140	158,540
STR	60	10	6	834
TOTALS	2,508		2,196	305,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,196	117.1100	139.07	305,398	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 1936 HX Base Yr



245 JULEP 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	305,398
TOTAL MARKET OB/XF VALUE	3,916
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	369,314
SOH/AGL Deduction	46,641
ASSESSED VALUE	322,673
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,673
TOTAL JUST VALUE	369,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011117	NEW CONSTR	261,655	11/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2467/0520	5/28/2021	WD	Q	I	01	346,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BRAYTON RYAN WESLEY						
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 E12 FOP=[YR=2021] S6 E10 N6 W10$ E18 N19W19 N16 W1 N5$ S5 E1 S16 E19 N21$ PTR=E10 FUS=[YR=2021] S40 E30 N15 STR=[YR=2021] N4 W15 S4 E15$ W15N4 E15 N21 W30$ W10$.

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	0811	CONCRETE B	0	0	0	0	753.00	SF	5.20	5.20	100	2021	2021	3	100	3,916	

LAND DESCRIPTION

TOTAL OB/XF 3,916

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 06/10/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS