

LOT 51
 ESMT PT OR 2176/356
 EAST NASSAU-WILDLIGHT PHASE 1A

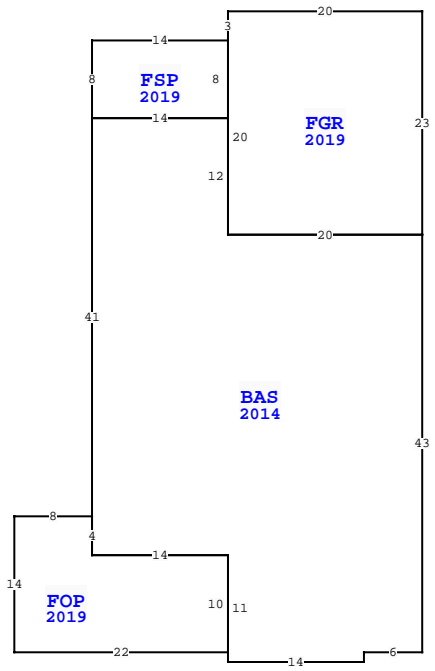
HARBISON DARCIÉ BRAE
 240 JULEP STREET
 YULEE, FL 32097

2023

44-2N-27-1000-0051-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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/LAMMT	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	0	0	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
BAS	1,504	100	1,504
FGR	460	55	253
FOP	252	30	76
FSP	112	40	45
TOTALS	2,328		1,878
			241,029

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	109.1720	129.64	243,464	2019	2019	0	0	1.00	99.00
1 SNGL FAM - 100% - 2021 Heated Area: 1504 HX Base Yr 2021											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			241,029
TOTAL MARKET OB/XF VALUE			3,940
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			304,969
SOH/AGL Deduction			51,829
ASSESSED VALUE			253,140
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			203,140
TOTAL JUST VALUE			304,969
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010269	NEW CONSTR	206,679	10/10/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/1499	7/24/2019	WD Q	Q	I	01	293,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: HARBISON DARCIÉ BRAE						
2217/0259	8/08/2018	SW Q	Q	V	05	272,800
GRANTOR: WILDLIGHT LLC						
GRANTEE: D S WARE HOMES LLC						

EXTRA FEATURES																
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	398.00	SF	10.00	10.00	100	2019	2019	3	99	3,940	

BUILDING NOTES

BUILDING DIMENSIONS
 FGR=[YR=2019] W20 S3 FSP=[YR=2019] W14 S8 BAS=[YR=2014] S41
 FOP=[YR=2019] W8 S14 E22 N10 W14 N4\$ S4 E14 S11 E14 N1 E6 N43
 W20 N12 W14\$ E14 N8\$ S20 E20 N23\$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							