LOT 52
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

FITZMAURICE SEAN & JULIA
260 MORNING RAY WAY
YULEE, FL 32097

2023

44-2N-27-1000-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

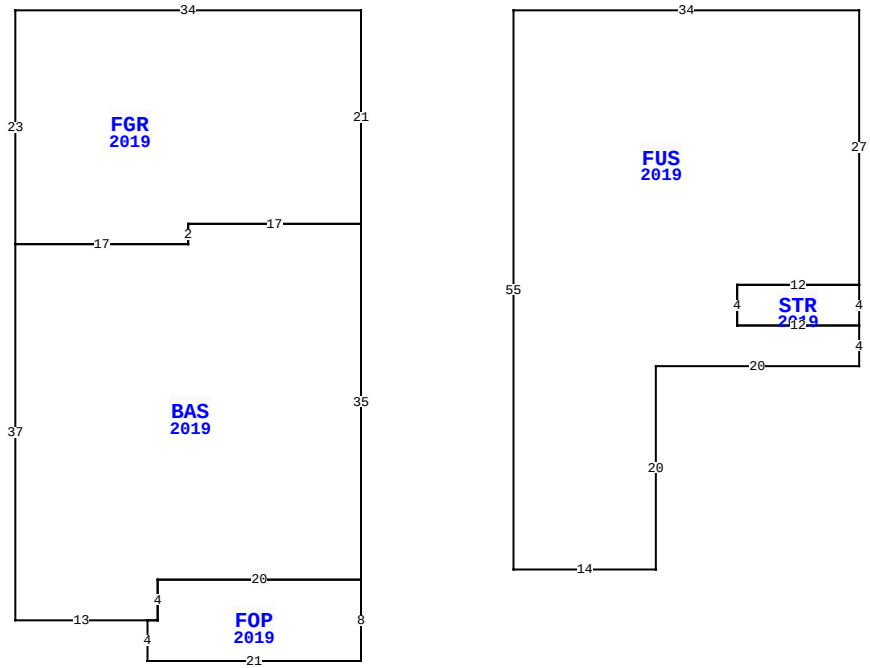
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,212	100	1,212	144,717
FGR	748	55	411	49,075
FOP	164	30	49	5,851
FUS	1,422	100	1,422	169,792
STR	48	10	5	597
TOTALS	3,594		3,099	370,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,099	101.5680	120.61	373,770	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 2634 HX Base Yr 2021



260 MORNING RAY WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		370,032
TOTAL MARKET OB/XF VALUE		5,396
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		435,428
SOH/AGL Deduction		103,395
ASSESSED VALUE		332,033
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		282,033
TOTAL JUST VALUE		435,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010882	NEW CONSTR	328,732	10/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2375/0614	7/02/2020	WD	Q	I	01	366,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: FITZMAURICE SEAN &						
2217/0259	8/08/2018	SW	Q	V	05	272,800
GRANTOR: WILDLIGHT LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W34 S23 BAS=[YR=2019] S37 E13 FOP=[YR=2019] S4 E21 N8 W20 S4 W1$ E1 N4 E20 N35 W17 S2 W17$ E17 N2 E17 N21$ PTR=E15 FUS=[YR=2019] S55 E14 N20 E20 N4 STR=[YR=2019] N4 W12 S4 E12$ W12 N4 E12 N27 W34$ W15$.

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	0	0	545.00	SF	10.00	10.00	100	2019	2019	3	99	5,396	

LAND DESCRIPTION

TOTAL OB/XF 5,396

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 07/12/2019 BY RKMB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS