

LOT 53
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

WORTHAM CHARLES J & GLINDA D
250 MORNING RAY WAY
YULEE, FL 32097

2023

44-2N-27-1000-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,150	100	2,150	284,817
FGR	470	55	258	34,178
FOP	104	30	31	4,106
FSP	150	40	60	7,948
FUS	582	100	582	77,099

TOTALS	3,456		3,081	408,149
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	590.00	SF	10.00	10.00	
2	0866	POOL FIBER	0	0	19	8	152.00	SF	72.00	72.00	
3	0810	CONCRETE A	0	0	0	0	248.00	SF	6.50	6.50	
4	0470	VNYL GATE	0	0	0	0	4.00	UT	300.00	300.00	
5	0476	VF 6 SBPL	0	0	0	0	96.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

REVIEW DATE	12/19/2022	BY	NW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,081	113.2520	134.49	414,364	2018	2018	0	0	1.50	98.50
1 SNGL FAM - 0% - 2023											
Heated Area: 2732											
HX Base Yr											

250 MORNING RAY WAY, YULEE	BLD DATE 04/04/2022	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF											
22,610											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			408,149
TOTAL MARKET OB/XF VALUE			22,610
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			490,759
SOH/AGL Deduction			0
ASSESSED VALUE			490,759
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			490,759
TOTAL JUST VALUE			490,759
NCON VALUE			16,828
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012854	SWIM POOL	21,000	08/22/2022
18008686	NEW CONSTR	347,135	08/24/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2547/0079	2/19/2022	WD	Q	I	01
GRANTOR: EAKIN SHAWN & BRETT A					
GRANTEE: WORTHAM CHARLES J &					
2260/0589	3/01/2019	WD	Q	I	01
GRANTOR: D S WARE HOMES LLC					
GRANTEE: EAKIN SHAWN & BRETT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W12 FOP=[YR=2018] W13 S8 E13 N8 \$ S8 W23 S31 FSP=[YR=2018] S15 E10 N15 W10 \$ E10 S15 W10 S19 E14 FGR=[YR=2018] S19 E21 N24 W4 S2 W17 S3 \$ N3 E17 N2 E4 N68 \$ PTR = E30 FUS=[YR=2018] E17 N6 E7 S6 E12 S15 W36 N15 \$ W30 \$.											

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