LOT 63
IN OR 2322/406
ESMT PT OR 2176/356

GUNKEL RONALD & MARJORIE T
221 FLOCO AVENUE
YULEE, FL 32097

2023

44-2N-27-1000-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

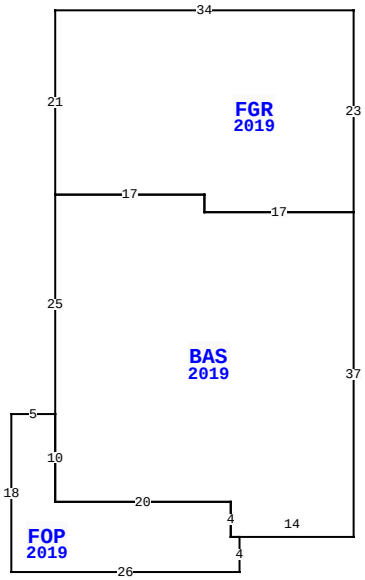
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	

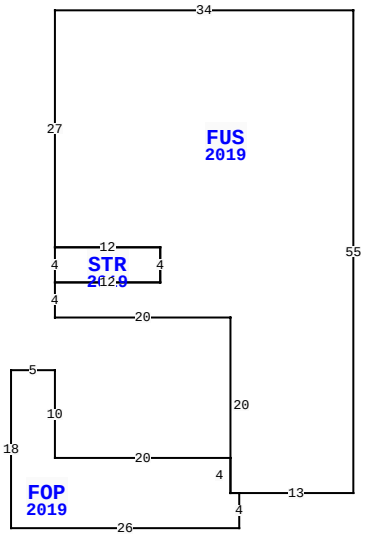
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,212	100	1,212	147,477
FGR	748	55	411	50,011
FOP	254	30	76	9,248
FOP	254	30	76	9,248
FUS	1,422	100	1,422	173,030
STR	48	10	5	609
TOTALS	3,938		3,202	389,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,202	103.5000	122.91	393,558	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2634 HX Base Yr 2020





221 FLOCO AV, 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		389,622
TOTAL MARKET OB/XF VALUE		14,197
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		463,819
SOH/AGL Deduction		202,958
ASSESSED VALUE		260,861
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,861
TOTAL JUST VALUE		463,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010885	NEW CONSTR	336,857	10/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2322/0406	11/26/2019	WD	Q	I	01	435,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: GUNKEL RONALD & MAR						
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 S21 BAS=[YR=2019] S25 FOP=[YR=2019] W5 S18 E26 N4 W1 N4 W20 N10 $ S10 E20 S4 E14 N37 W17 N2 W17 $ E17 S2 E17 N23 $ PTR= E30 FUS=[YR=2019] E34 S55 W13 FOP=[YR=2019] S4 W26 N18 E5 S10 E20 S4 E1 $ W1 N20 W20 N4 STR=[YR=2019] E12 N4 W12 S4 $E12 N4 W12 N27 $ W30 $.

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	1,434.00	SF	10.00	10.00	100	2019	2019	3	99	14,197	

LAND DESCRIPTION

TOTAL OB/XF 14,197

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 07/30/2019 BY RK Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS