LOT 65
IN OR 2240/1865
ESMT PT OR 2176/356

POWELL ANDREW & BROOKE E
229 FLOCO AV
YULEE, FL 32097

2023

44-2N-27-1000-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

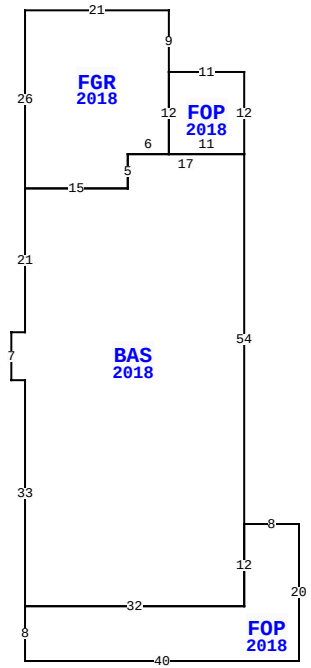
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,051	100	2,051	267,156
FGR	516	55	284	36,993
FOP	132	30	40	5,211
FOP	416	30	125	16,282
TOTALS	3,115		2,500	325,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,500	111.3600	132.24	330,600	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 2051 HX Base Yr



229 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	325,641
TOTAL MARKET OB/XF VALUE	6,468
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	392,109
SOH/AGL Deduction	49,405
ASSESSED VALUE	342,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	342,704
TOTAL JUST VALUE	392,109
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011785	CO ISSUED	0	11/30/2018
18006672	NEW CONSTR	275,935	06/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2240/1865	11/30/2018	WD	Q	I	02	351,100
GRANTOR: D S WARE HOMES LLC						
GRANTEE: POWELL ANDREW & BRO						
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] S8 E40 N20 W8 BAS=[YR=2018] N54 FOP=[YR=2018] N12 W11 FGR=[YR=2018] N9 W21 S26 E15 N5 E6 N12$ S12 E11$ W17 S5 W15 S21 W2 S7 E2 S33 E32 N12 $ S12 W32 $.

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	0	0	0	660.00	SF	10.00	10.00	100	2018	2018	3	98	6,468	

LAND DESCRIPTION

TOTAL OB/XF 6,468

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 04/12/2019 BY RK Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS