

LOT 67
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HARBISON DENNIS & ROSANNE
237 FLOCO AVE
YULEE, FL 32097

2023

44-2N-27-1000-0067-0000



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/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,447	100	2,447	295,016
FGR	552	55	304	36,651
FOP	176	30	53	6,389
FOP	338	30	101	12,177
TOTALS	3,513		2,905	350,233

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	32.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	352.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,905	102.5540	121.78	353,771	2019	2019	0	0	1.00	99.00	
1 SNGL FAM - 100% - 2021 Heated Area: 2447 HX Base Yr 2021												

237 FLOCO AV, YULEE				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
32.00	SF	10.00	10.00	100	2019	2019	3	99	317		
352.00	SF	10.00	10.00	100	2019	2019	3	99	3,485		

TOTAL OB/XF												
3,802												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		350,233	
TOTAL MARKET OB/XF VALUE		3,802	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		414,035	
SOH/AGL Deduction		194,205	
ASSESSED VALUE		219,830	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		169,830	
TOTAL JUST VALUE		414,035	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,879	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010939	NEW CONSTR	331,738	10/18/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2415/1550	12/09/2020	WD	Q	I	02	385,000
GRANTOR: BRIDGEMARK HOMES LLC						
GRANTEE: HARBISON DENNIS & R						
2397/1680	10/02/2020	SW	Q	I	01	256,400
GRANTOR: D S WARE HOMES LLC						
GRANTEE: BRIDGEMARK HOMES LL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2019] W24 S23 E19 FOP=[YR=2019] S11 W24 BAS=[YR=2019] W16 S62 E13 FOP=[YR=2019] S8 E22 N8 W22 \$ E22 N6 E10 N49 W13 S5 W16 N12 \$ S12 E16 N5 E13 N18 W5 \$ E5 N23 \$.									