

LOT 68
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HIGGINS JUSTIN A & ALEXA L
241 FLOCO AVE
YULEE, FL 32097

2023

44-2N-27-1000-0068-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

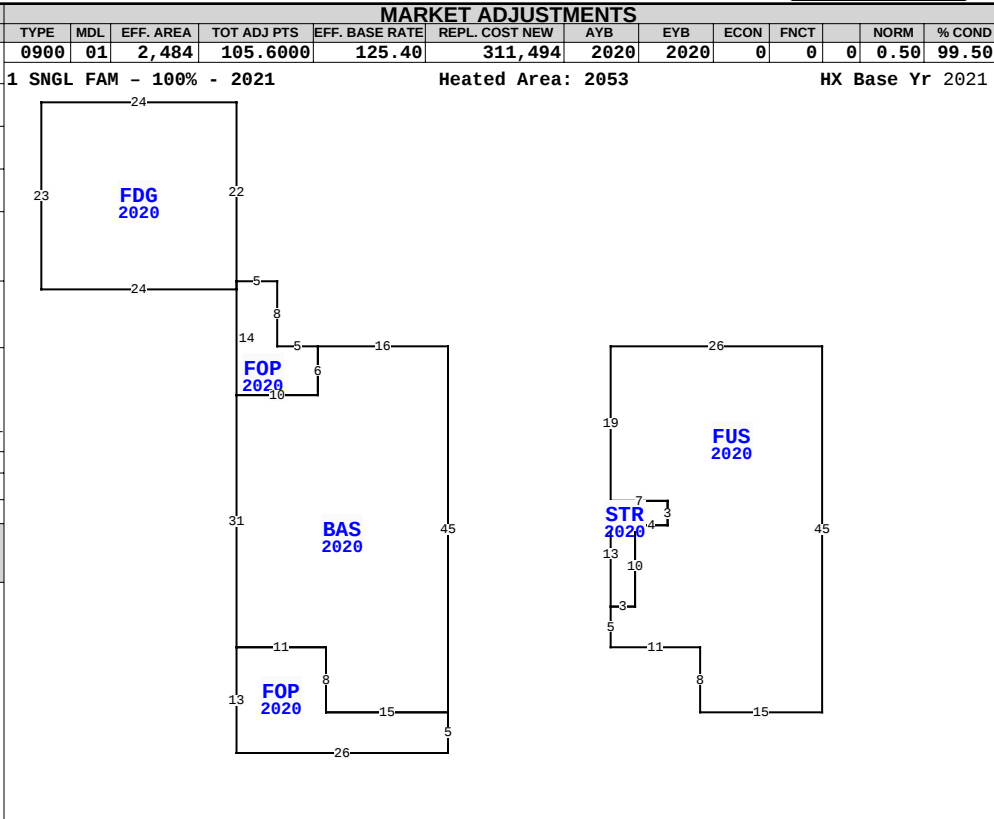
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,022	100	1,022	127,518
FDG	552	60	331	41,299
FOP	100	30	30	3,743
FOP	218	30	65	8,110
FUS	1,031	100	1,031	128,641
STR	51	10	5	624

TOTALS	2,974		2,484	309,937
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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	659.00	SF	10.00	

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



BLD DATE	04/04/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
TOTAL OB/XF	6,524								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		309,937	
TOTAL MARKET OB/XF VALUE		6,524	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		376,461	
SOH/AGL Deduction		67,766	
ASSESSED VALUE		308,695	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		258,695	
TOTAL JUST VALUE		376,461	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		299,704	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002332	CO ISSUED	0	03/16/2020
1911611	DS WARE	286,106	11/06/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/1633	3/16/2020	WD	Q	I	01	365,100
GRANTOR: D S WARE HOMES LLC						
GRANTEE: HIGGINS JUSTIN A &						
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W16 FOP=[YR=2020] W5 N8 W5 FDG=[YR=2020] N22 W24 S23 E24 N1\$ S14 E10 N6\$ S6 W10 S31 FOP=[YR=2020] S13 E26 N5 W15 N8 W11 \$ E11 S8 E15 N45 \$ PTR=E20 FUS=[YR=2020] S19 STR=[YR=2020] S13 E3 N10 E4 N3 W7\$ E7 S3 W4 S10 W3 S5 E11 S8 E15 N45 W26\$ W20\$.									