LOT 72
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

FRANKEL STEPHEN M & STACEY LYN
238 FLOCO AVE
YULEE, FL 32097

2023

44-2N-27-1000-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

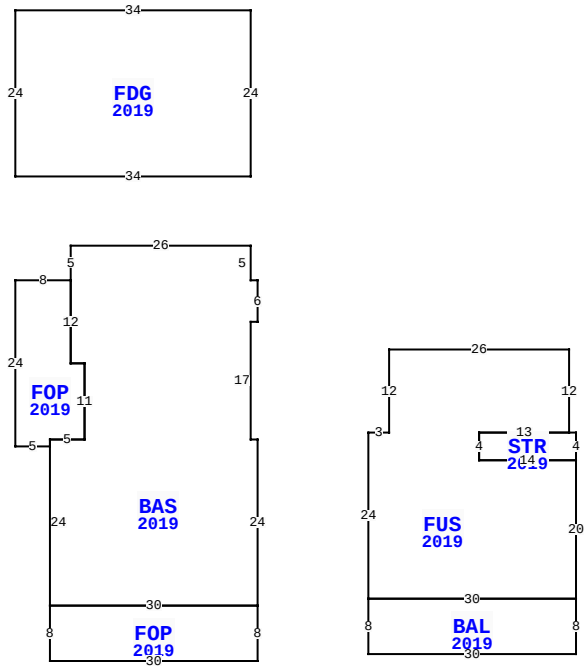
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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
BAL	240	15	36	4,625
BAS	1,432	100	1,432	184,000
FDG	816	60	490	62,961
FOP	211	30	63	8,095
FOP	240	30	72	9,252
FUS	976	100	976	125,408
STR	56	10	6	771
TOTALS	3,971		3,075	395,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,075	109.2960	129.79	399,104	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2408 HX Base Yr 2022



238 FLOCO AV, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,113
TOTAL MARKET OB/XF VALUE		2,490
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		457,603
SOH/AGL Deduction		84,725
ASSESSED VALUE		372,878
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		322,878
TOTAL JUST VALUE		457,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005376	CO ISSUED	0	02/20/2019
18007547	NEW CONSTR	301,433	07/25/2018
18007548	GARAGE	39,004	07/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/1449	5/30/2019	WD	Q	I	01	404,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FRANKEL STEPHEN M &						
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

BAS=[YR=2019] W26 S5 FOP=[YR=2019] W8 S24 E5 N1 E5 N11 W2 N12 $ S12 E2 S11 W5 S24 FOP=[YR=2019] S8 E30 N8 W30 $ E30 N24 W1 N17 E1 N6 W1 N5 $ PTR= N10 FDG=[YR=2019] W34 N24 E34 S24$ S10$ PTR=E20 S15 FUS=[YR=2019] E26 S12 STR=[YR=2019] E1 S4 W14 N4 E13$ W13 S4 E14 S20 BAL=[YR=2019] S8 W30 N8 E30$ W30 N24 E3 N12$ W20 N15$.

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	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	100	2019	2019	3	99	270	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2019	2019	3	99	483	
3	0810	CONCRETE A	0	100	0	0	270.00	SF	6.50	6.50	100	2019	2019	3	99	1,737	

LAND DESCRIPTION

TOTAL OB/XF 2,490

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 05/01/2019 BY DJKW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS