LOT 73
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

STANLEY KEVIN T & DOMINIQUE MARIE
234 FLOCO AVENUE
YULEE, FL 32097

2023

44-2N-27-1000-0073-0000

BUILDING CHARACTERISTICS

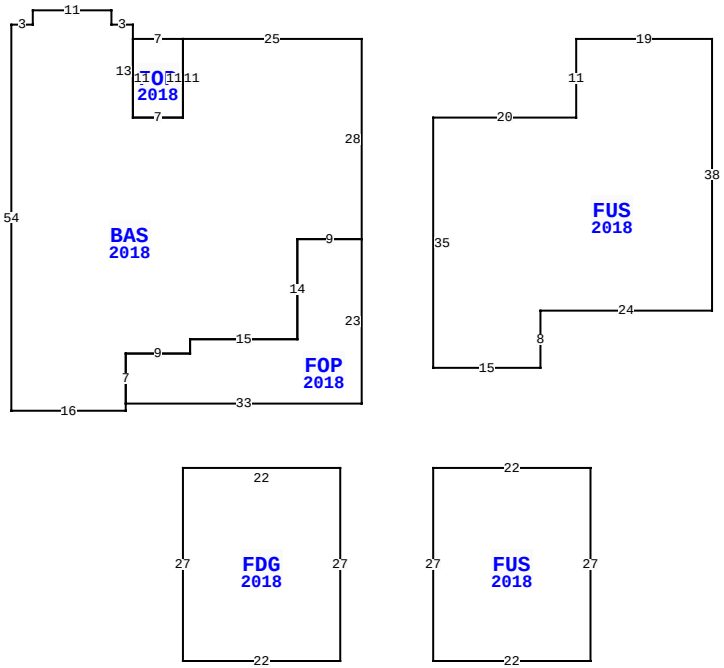
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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
BAS	2,089	100	2,089	236,405
FDG	594	60	356	40,287
FOP	77	30	23	2,602
FOP	405	30	122	13,807
FUS	594	100	594	67,221
FUS	1,382	100	1,382	156,396
TOTALS	5,141		4,566	516,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,566	96.7500	114.89	524,588	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 4065 HX Base Yr



234 FLOCO AV, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		516,719
TOTAL MARKET OB/XF VALUE		1,412
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		618,131
SOH/AGL Deduction		0
ASSESSED VALUE		618,131
TOTAL EXEMPTION VALUE	13	618,131
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		618,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012525	CO ISSUED	0	12/28/2018
18005478	NEW CONSTR	350,770	05/31/2018
18005479	GARAGE	101,861	05/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/0428	7/06/2021	WD	Q	I	01	550,000
GRANTOR: GUARDIAN DFH II LLC						
GRANTEE: STANLEY KEVIN TYRON						
2279/1071	5/29/2019	SW	U	I	30	414,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GUARDIAN DFH II LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FOP=[YR=2018] W7 S11 E7 N11$ S11 W7 N13 W3 N2 W11 S2 W3 S54 E16 N1 FOP=[YR=2018] E33 N23 W9 S14 W15 S2 W9 S7$N7 E9 N2 E15 N14 E9 N28$ PTR=[YR=2018] E30 FUS=[YR=2018] E19 S38 W24 S8 W15 N35 E20 N11$ W30$ PTR=S60 W25 FDG=[YR=2018] E22 S27 W22 N27$ N60 E25$ PTR=S60 E10 FUS=[YR=2018] E22 S27 W22 N27$ N60W10$.

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	0811	CONCRETE B	0	100	0	0	277.00	SF	5.20	5.20	100	2018	2018	3	98	1,412	

LAND DESCRIPTION

TOTAL OB/XF 1,412

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	100,000.00	100,000.00	100,000							

REVIEW DATE 04/01/2019 BY RK Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS