LOT 375
RIVER GLEN PH 3 OR 2573/1965

CHONIUK JOHN & HEDY MARIA
75848 WILDFLOWER CT
YULEE, FL 32097

2024

13-2N-26-1832-0375-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

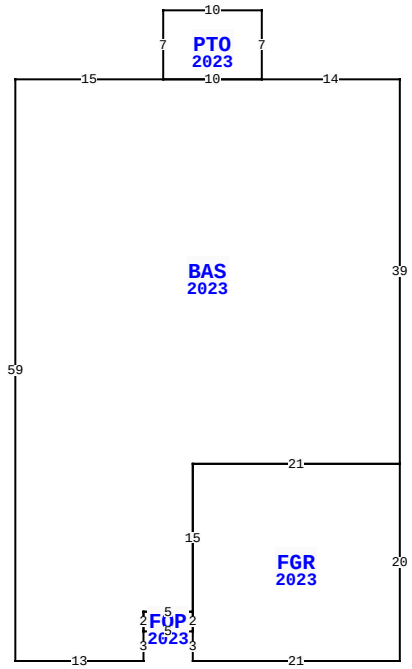
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	188,347
FGR	420	55	231	23,442
FOP	10	30	3	304
PTO	70	5	4	406
TOTALS	2,356		2,094	212,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	106.8200	101.48	212,499	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1856 HX Base Yr 2024



75848 WILDFLOWER CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,499
TOTAL MARKET OB/XF VALUE		3,078
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		270,577
SOH/AGL Deduction		0
ASSESSED VALUE		270,577
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,577
TOTAL JUST VALUE		270,577
NCON VALUE		215,577
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004329	16 X 12 COMPOSITE	6,163	04/16/2024
C23-03929	CO		09/21/2023
23003929	NEW CONSTR	342,222	03/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2685/70	9/27/2023	SW	Q	I	01	317,200
GRANTOR: D.R. HORTON INC						
GRANTEE: CHONIUK JOHN & HEDY						
2670/506	9/27/2023	SW	U	I	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CHONIUK JOHN & HEDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,0] E15 E10 E14 S39 W21 S15 W5 S2 S3 W13 N59 $
PTO=[YR=2023;ORIG=65,0] E10 N7 W10 S7 $
FOP=[YR=2023;ORIG=63,54] E5 S2 W5 N2 $
FGR=[YR=2023;ORIG=68,39] E21 S20 W21 N3 N2 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	0811	CONCRETE B	0	100	0	0	592.00	SF	5.20	5.20	100	2024	2023		100	3,078	

LAND DESCRIPTION

TOTAL OB/XF 3,078

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/05/2024 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS