LOT 1
ESMT PT OR 2176/356
ESMT PT OR 2182/1248

STEGER KIMBERLY L
216 DAYDREAM AVE
YULEE, FL 32097

2024

44-2N-27-1000-0001-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

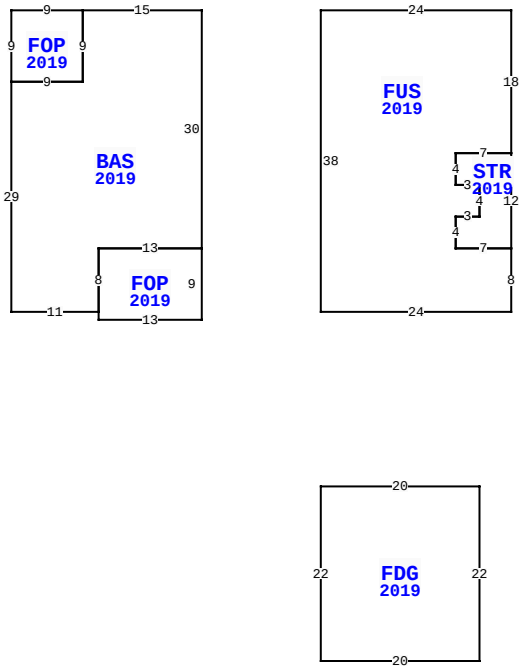
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	727	100	727	99,487
FDG	440	60	264	36,128
FOP	81	30	24	3,284
FOP	117	30	35	4,790
FUS	840	100	840	114,950
STR	72	10	7	958
TOTALS	2,277		1,897	259,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,897	146.2405	138.93	263,550	2019	2019	0	0	0	1.50	98.50

1 TOWNHOUSE - 100% - 2022 Heated Area: 1567 HX Base Yr 2022



216 DAYDREAM AV, YULEE

BLD DATE		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		259,597
TOTAL MARKET OB/XF VALUE		5,429
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		325,026
SOH/AGL Deduction		68,076
ASSESSED VALUE		256,950
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		201,950
TOTAL JUST VALUE		325,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008630	CO ISSUED	0	08/13/2019
18008562	DET FGR	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/1241	8/20/2020	SW	Q	I	01	255,000
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: STEGER COREY J & KI						
2220/1544	9/05/2018	SW	Q	V	05	287,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FOP=[YR=2019] W9 S9 E9 N9$ S9 W9 S29 E11
FOP=[YR=2019] S1 E13 N9 W13 S8$ N8 E13 N30$ PTR=E15
FUS=[YR=2019] E24 S18 STR=[YR=2019] S12W7 N4 E3 N4 W3 N4 E7$
W7 S4 E3 S4 W3 S4 E7 S8 W24 N38$ W15$ PTR=E15 S60
FDG=[YR=2019] E20 S22 W20 N22$ W15 N60$.

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	72.00	SF	6.50	6.50	100	2019	2019	3	98	459	
2	0810	CONCRETE A	0	100	0	0	378.00	SF	6.50	6.50	100	2019	2019	3	98	2,408	
3	0476	VF 6 SBPL	0	100	0	0	36.00	LF	16.00	16.00	100	2019	2019	3	95	547	
4	0475	VF 4 SBPL	0	100	0	0	78.00	LF	14.00	14.00	100	2019	2019	3	95	1,037	
5	0469	VF LATTIC	0	100	0	0	78.00	SF	5.50	5.50	100	2019	2019	3	95	408	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 5,429

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	000310	C	TOWNHOUSE2	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 11/08/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS