LOT 9
ESMT PT OR 2176/356
ESMT PT OR 2182/1248

DOSTIE HOMES LLC
9301 OLD KINGS RD S
JACKSONVILLE, FL 32257

**2024**

**44-2N-27-1000-0009-0000**

## BUILDING CHARACTERISTICS

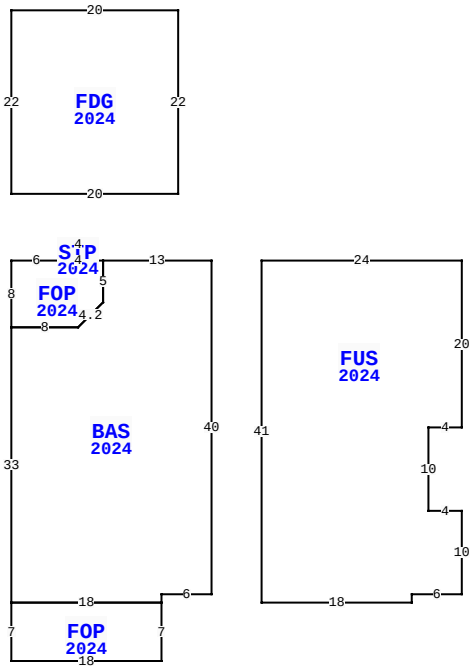
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 04 |
| NEIGHBORHOOD/LOC | 4086.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 895 | 100 | 895 | 117,889 |
| FDG | 440 | 60 | 264 | 34,774 |
| FOP | 84 | 30 | 25 | 3,293 |
| FOP | 126 | 30 | 38 | 5,005 |
| FUS | 938 | 100 | 938 | 123,553 |
| STP | 8 | 10 | 1 | 132 |
| TOTALS | 2,491 | | 2,161 | 284,647 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 2,161 | 138.6484 | 131.72 | 284,647 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 TOWNHOUSE – 0% - 2024 Heated Area: 1833 HX Base Yr




262 DAYDREAM AV, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 0 | 0 | 0 | 455.00 | SF | 6.50 | 6.50 | 100 | 2024 | 2023 | | 100 | 2,958 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 284,647 |
| TOTAL MARKET OB/XF VALUE | 2,958 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 347,605 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 347,605 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 347,605 |
| TOTAL JUST VALUE | 347,605 |
| NCON VALUE | 287,605 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 60,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230010025 | CO ISSUED | | 08/04/2023 |
| 22010109 | NEW CONSTR | 274,589 | 06/30/2022 |
| 22010110 | ADDITION | 26,347 | 06/30/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2280/0110 | 6/05/2019 | SW | Q | V | 05 | 172,500 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: DOSTIE HOMES LLC | | | | | | |
| 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=2024;ORIG=24,20] W13 S5 D3L3 W8 S33 E18 N1 E6 N40 $
FUS=[YR=2024;ORIG=54,20] W24 S41 E18 N1 E6 N10 W4 N10 E4 N20 $
FDG=[YR=2024;ORIG=0,-10] E20 S22 W20 N22 $
FOP=[YR=2024;ORIG=0,61] E18 S7 W18 N7 $
FOP=[YR=2024;ORIG=11,20] S5 D3L3 W8 N8 E6 E4 E1 $
STP=[YR=2024;ORIG=6,20] E4 N2 W4 S2 $
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## LAND DESCRIPTION

TOTAL OB/XF 2,958

| 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 | 0 | | 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 07/26/2023 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS