

LOT 11
ESMT PT OR 2176/356
ESMT PT OR 2182/1248

LEE DAVID DEAN & CLARA MICHELE
270 DAYDREAM AVE
YULEE, FL 32097

2024

44-2N-27-1000-0011-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,856	100	1,856	253,148
FGR	429	55	236	32,189
FOP	35	30	10	1,364
FOP	84	30	25	3,410
TOTALS	2,404		2,127	290,111

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	698.00	SF	5.20	5.20	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PD -	E 0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,127	109.6620	137.08	291,569	2021	2021	0	0	0	0.50	99.50	
1 SNGL FAM - 100% - 2023													
Heated Area: 1856													
HX Base Yr 2023													

270 DAYDREAM AV, YULEE											
TOTAL OB/XF 3,593											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		290,111	
TOTAL MARKET OB/XF VALUE		3,593	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		353,704	
SOH/AGL Deduction		85,497	
ASSESSED VALUE		268,207	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		218,207	
TOTAL JUST VALUE		353,704	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,608	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010419	NEW CONSTR	251,883	11/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1886	4/18/2022	WD	Q	I	01	395,000
GRANTOR: THOMPSON MARICHIN M &						
GRANTEE: LEE DAVID DEAN & CL						
2475/1359	6/23/2021	WD	Q	I	01	340,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: THOMPSON MARICHIN M						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2021] W21 S11 BAS=[YR=2021] W4 FOP=[YR=2021] W5 S7 E5 N7\$ S7 W5 S56 FOP=[YR=2021] S7 E12 N6 U1 L1 W11\$ E11 R1 D1 S10 E18 N63 W18 N11 W3\$ E3 S11 E18 N22\$.											