

LINDVA ISABELL C &/DUNN DAVID LEE ISSAC
463688 SR 200, STE 1-210
YULEE, FL 32097

44-2N-27-1000-0012-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories011. 100

Units00100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4086.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,1871002,187287,096

FGR7345540453,034

FOP18430557,220

FSP15040607,876

TOTALS3,2552,706355,228

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0900012,706106.0800132.60358,81620202020001.0099.00

1 SNGL FAM - 0% - 2024Heated Area: 2187HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

274 DAYDREAM AV, YULEE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER00001,030.00SF10.0010.001002020202039910,197

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFR0PD - E 0.000.001.00LT1.001.001.0060,000.0060,000.0060,000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE355,228

TOTAL MARKET OB/XF VALUE10,197

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE425,425

SOH/AGL Deduction0

ASSESSED VALUE425,425

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE425,425

TOTAL JUST VALUE425,425

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE409,368

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V / I / RSN CD SALE PRICE

2338/12242/07/2020WD Q I 02400,000

GRANTOR:D S WARE HOMES LLC

GRANTEE:LINDVA ISABELL C &

2235/053511/06/2018SW Q V 05311,900

GRANTOR:WILDLIGHT LLC

GRANTEE:D S WARE HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W35 S19 BAS=[YR=2020] S18 FSP=[YR=2020] S15
E10 N15 W10\$ E10 S15 W10 S33 FOP=[YR=2020] S8 E23 N8 W23\$
E23 S8 E12 N69 W3 N2 W18 N3 W14\$ E14 S3 E18 S2 E3 N24\$.

REVIEW DATE09/18/2020BY NWTotal Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 08/06/2024 BY SYS