LOT 14
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HUANG YU HUA
271 DAYDREAM AVE
YULEE, FL 32097

2024

44-2N-27-1000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

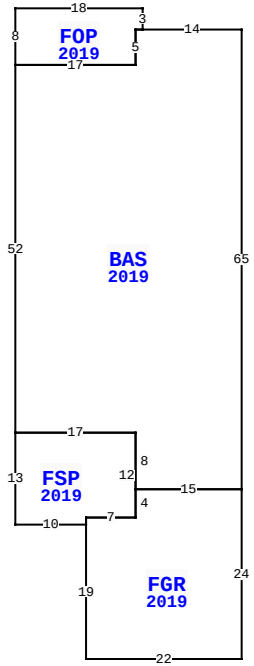
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,859	100	1,859	248,995
FGR	500	55	275	36,834
FOP	139	30	42	5,625
FSP	214	40	86	11,519
TOTALS	2,712		2,262	302,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,262	108.7800	135.98	307,587	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 1859 HX Base Yr 2020



271 DAYDREAM AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		302,973
TOTAL MARKET OB/XF VALUE		6,390
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		369,363
SOH/AGL Deduction		75,065
ASSESSED VALUE		294,298
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,298
TOTAL JUST VALUE		369,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010883	NEW CONSTR	257,416	10/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2273/1561	5/08/2019	WD	Q	I	01	311,300
GRANTOR: D S WARE HOMES LLC						
GRANTEE: HUANG YU HUA						
2217/0259	8/08/2018	SW	Q	V	05	272,800
GRANTOR: WILDLIGHT LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] N3 W18 S8 E17 N5 E1 $ W1 S5 W17 S52 FSP=[YR=2019] S13 E10 FGR=[YR=2019] S19 E22 N24 W15 S4 W7 S1 $ N1 E7 N12 W17 $ E17 S8 E15 N65 $.

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	0855	CONC PAVER	0	100	0	0	652.00	SF	10.00	10.00	100	2019	2019	3	98	6,390	

LAND DESCRIPTION

TOTAL OB/XF 6,390

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	000100	C	SFR	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 04/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS