

LOT 19
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

NELSON RICHARD W
251 DAYDREAM AVE
YULEE, FL 32097

2024

44-2N-27-1000-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
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
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NEIGHBORHOOD/LOC	4086.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1,125	150,390
FDG	440	60	264	35,292
FOP	100	30	30	4,010
FSP	120	40	48	6,416
FUS	514	100	514	68,711
STR	56	10	6	802

TOTALS	2,355		1,987	265,622
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	440.00	SF	6.50	6.50	100	2020

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0320 11 1,987 142.1333 135.03 268,305 2020 2020 0 0 0 1.00 99.00

1 TOWNHOUSE - 100% - 2023 Heated Area: 1639 HX Base Yr

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

251 DAYDREAM AV, YULEE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		265,622	
TOTAL MARKET OB/XF VALUE		2,831	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		328,453	
SOH/AGL Deduction		0	
ASSESSED VALUE		328,453	
TOTAL EXEMPTION VALUE		13	328,453
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		328,453	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,583	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001484	CO ISSUED	0	02/19/2020
19008197	NEW CONSTR	205,069	08/01/2019
19008199	GARAGE	21,441	08/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2390/1306	9/09/2020	SW	Q	I	01	288,000
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: NELSON RICHARD W						
2261/0404	3/07/2019	SW	Q	V	05	341,500
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W14 FSP=[YR=2020] W10 S12 E10 N12\$ S12 W10 S31 FOP=[YR=2020] E5 R3 D3 S10 W8 N13\$ E5 R3 D3 S10 E16 PTR=E10 FUS=[YR=2020] E24 N23 W4 N3 W3 S3 W6 N3 W3 S3 W4 STR=[YR=2020] W4 S14 E4 N14\$ S14 W4 S9\$ W10\$ N56\$ PTR=N5 FDG=[YR=2020] E22 N20 W22 S20\$S5 \$.											

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	000310	C	TOWNHOUSE2	100		PD -	E 0.00	0.00	1.00	LT	1.00