

HOLLAND BRENDA S & DONALD HAROLD
243 DAYDREAM AVE
YULEE, FL 32097

44-2N-27-1000-0021-0000



BUILDING CHARACTERISTICS

ELEMENTCD

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

11 CLAY TILE 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

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

TOTALS

2,934

2,453

342,706

EXTRA FEATURES

L N 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 0 108.00 SF 10.00 10.00 100 2018 2018 3 97 1,048

2 0855 CONC PAVER 0 100 0 0 72.00 SF 10.00 10.00 100 2018 2018 3 97 698

3 0810 CONCRETE A 0 100 0 0 471.00 SF 6.50 6.50 100 2018 2018 3 97 2,970

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 05/06/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

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

0900 01 2,453 114.0480 142.56 349,700 2018 2018 0 0 2.00 98.00

1 SNGL FAM - 100% - 2020 Heated Area: 2051 HX Base Yr 2020

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 2,051 100 2,051 286,543

FGR 495 55 272 38,000

FOP 256 30 77 10,757

FSP 132 40 53 7,405

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

243 DAYDREAM AV, YULEE

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 342,706

TOTAL MARKET OB/XF VALUE 4,716

TOTAL LAND VALUE - MARKET 60,000

TOTAL MARKET VALUE 407,422

SOH/AGL Deduction 82,591

ASSESSED VALUE 324,831

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 274,831

TOTAL JUST VALUE 407,422

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 391,991

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2229/0470 10/05/2018 WD Q I 02 340,000

GRANTOR: D S WARE HOMES LLC

GRANTEE: HOLLAND BRENDA S &

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

FGR=[YR=2018] W21 S8 FSP=[YR=2018] W11 S12 BAS=[YR=2018] S66 FOP=[YR=2018] S8 E32 N8 W32\$ E32 N33 E2 N7 W2 N21 W15 N5 W17\$E11 N12\$ S12 E6 S5 E15 N25\$.