

LOT 22
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

FINK RAYMOND P & MARIBETH
239 DAYDREAM AVE
YULEE, FL 32097

2024

44-2N-27-1000-0022-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	258,444
FGR	500	55	275	38,232
FOP	228	30	68	9,453
FOP	269	30	81	11,261
TOTALS	2,856		2,283	317,389

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	495.00	SF	6.50	6.50	
2	0855	CONC PAVER	0	100	0	0	40.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	116.00	SF	10.00	10.00	
4	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00	10.00	

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,283	113.4840	141.86	323,866	2018	2018	0	0	0	2.00	98.00	

1 SNGL FAM - 100% - 2020

Heated Area: 1859

HX Base Yr 2020

239 DAYDREAM AV, YULEE

BLD DATE

LGL DATE

TOTAL OB/XF 10,574													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	100	0	0	495.00	SF	6.50	6.50	100	2018	2018
2	0855	CONC PAVER	0	100	0	0	40.00	SF	10.00	10.00	100	2018	2018
3	0855	CONC PAVER	0	100	0	0	116.00	SF	10.00	10.00	100	2018	2018
4	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00	10.00	100	2021	2021

TOTAL OB/XF 10,574													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										317,389			
TOTAL MARKET OB/XF VALUE										10,574			
TOTAL LAND VALUE - MARKET										60,000			
TOTAL MARKET VALUE										387,963			
SOH/AGL Deduction										79,415			
ASSESSED VALUE										308,548			
TOTAL EXEMPTION VALUE										50,000			
BASE TAXABLE VALUE										258,548			
TOTAL JUST VALUE										387,963			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										373,724			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009550	CO ISSUED	0	09/19/2018
B1800665	NEW CONSTR	250,072	01/22/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2292/1827	7/17/2019	WD	Q	I	02	340,000	
GRANTOR:D S WARE HOMES LLC							
GRANTEE:FINK RAYMOND P & MA							
2203/1180	6/13/2018	QC	U	V	11	100	
GRANTOR:RAYDIENT LLC D/B/A RA							
GRANTEE:WILDLIGHT LLC ET AL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2018] W22 S19 FOP=[YR=2018] W11 S14 E1 BAS=[YR=2018] S44 FOP=[YR=2018] W7 S16 E25 N4 W1 N5 W17 N7\$ S7 E17 S5 E15 N65 W15 S8 W17 S1\$ N1 E17 N12 W7 N1\$ S1 E7 S4 E15 N24\$.									