

LOT 25
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

DAVIS JOSHUA C & AMBER R
227 DAYDREAM AVE
YULEE, FL 32097

2024

44-2N-27-1000-0025-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMNT 70		
Interior Floor	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
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
NEIGHBORHOOD/LOC	4086.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,212	100	1,212	151,568
FGR	748	55	411	51,398
FOP	128	30	38	4,752
FUS	1,426	100	1,426	178,329
STR	44	10	4	500
TOTALS	3,558		3,091	386,547

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,091	101.5680	126.96	392,433	2019	2019	0	0	0	1.50	98.50	
1 SNGL FAM - 100% - 2024													
Heated Area: 2638													
HX Base Yr													
227 DAYDREAM AV, YULEE													
BLD DATE		04/04/2022		NW		LGL DATE							
XF DATE						LAND DATE							
INC DATE						AG DATE							

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				386,547			
TOTAL MARKET OB/XF VALUE				13,828			
TOTAL LAND VALUE - MARKET				60,000			
TOTAL MARKET VALUE				460,375			
SOH/AGL Deduction				0			
ASSESSED VALUE				460,375			
TOTAL EXEMPTION VALUE				13	460,375		
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				460,375			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				443,047			
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