

LOT 38
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

RONSON BRENDA
250 WILDLIGHT AVE
YULEE, FL 32097

2024

44-2N-27-1000-0038-0000



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 70
Interior Floo	14	CARPET 30
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	1,111	100	1,111	155,396
FGR	460	55	253	35,387
FOP	100	30	30	4,196
FOP	110	30	33	4,616
FUS	516	100	516	72,173
STP	8	10	1	140
STR	60	10	6	839

TOTALS	2,365		1,950	272,746
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	245.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000310	C	TOWNHOUSE2	100		PD -	E 0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0320	11	1,950	149.4765	142.00	276,900	2019	2019	0	0
1 TOWNHOUSE - 100% - 2024									
Heated Area: 1627									
HX Base Yr 2024									

250 WILDLIGHT AV, YULEE					BLD DATE					LAND DATE	
					XF DATE					AG DATE	
INC DATE											
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
32.00	SF	6.50	6.50	100	2019	2019	3	98	204		
245.00	SF	6.50	6.50	100	2019	2019	3	98	1,561		
78.00	LF	32.00	32.00	100	2019	2019	3	95	2,371		
1.00	UT	300.00	300.00	100	2019	2019	3	95	285		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
272,746									
TOTAL MARKET OB/XF VALUE									
4,421									
TOTAL LAND VALUE - MARKET									
60,000									
TOTAL MARKET VALUE									
337,167									
SOH/AGL Deduction									
73,384									
ASSESSED VALUE									
263,783									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
213,783									
TOTAL JUST VALUE									
337,167									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
313,092									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1911144	CO ISSUED	0	10/23/2019
B1903176	NEW CONSTR	245,632	04/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2677/444	10/26/2023	WD	Q	I	02	395,000	
GRANTOR: CHADWELL JASON B							
GRANTEE: RONSON BRENDA							
2316/1323	10/31/2019	SW	Q	I	01	309,000	
GRANTOR: DOSTIE HOMES LLC							
GRANTEE: CHADWELL JASON B							

BUILDING NOTES									
BAS=[YR=2019;ORIG=-24,34] S31 E5 D3R3 S10 E16 N55 W14 S11 W10 \$									
FUS=[YR=2019;ORIG=15,0] E24 S8 W4 S15 W1 S3 W4 N3 W7 S3 W4 N3 W4 N23 \$									
FGR=[YR=2019;ORIG=0,0] W20 S23 E20 N23 \$									
FOP=[YR=2019;ORIG=-20,23] W4 S1 S10 E10 N11 W6 \$									
FOP=[YR=2019;ORIG=-24,65] S13 E2 E6 N10 U3L3 W5 \$									
STR=[YR=2019;ORIG=39,8] S15 W4 N15 E4 \$									
STP=[YR=2019;ORIG=-22,78] S2 E4 N2 W4 \$									
PTR=[ORIG=0,0] E15 W15 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000310	C	TOWNHOUSE2	100		PD -	E 0.00	0.00	1.00