LOT 44
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HARRIS JONATHAN R & BRITTANY M
240 DOG TROT ST
YULEE, FL 32097

2024

44-2N-27-1000-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

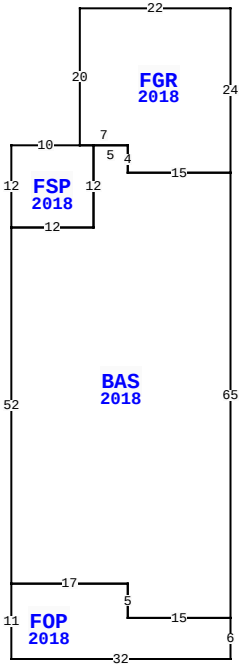
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,919	100	1,919	278,745
FGR	500	55	275	39,946
FOP	277	30	83	12,056
FSP	144	40	58	8,425
TOTALS	2,840		2,335	339,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,335	118.5800	148.22	346,094	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 1919 HX Base Yr 2019



240 DOG TROT ST, YULEE

BLD DATE	04/04/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,172
TOTAL MARKET OB/XF VALUE		5,619
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		404,791
SOH/AGL Deduction		113,038
ASSESSED VALUE		291,753
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		241,753
TOTAL JUST VALUE		404,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007113	CO ISSUED	0	07/13/2018
18001426	NEW CONSTR	253,981	02/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/312	3/15/2024	WD	Q	I	01	499,000
GRANTOR: ADAMS FELICIA						
GRANTEE: HARRIS JONATHAN R &						
2210/0702	7/13/2018	WD	Q	I	01	344,600
GRANTOR: D S WARE HOMES LLC						
GRANTEE: ADAMS FELICIA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W22 S20 FSP=[YR=2018] W10 S12 BAS=[YR=2018] S52 FOP=[YR=2018] S11 E32 N6 W15 N5 W17$ E17 S5 E15 N65 W15 N4 W5 S12 W12$ E12 N12 W2$ E7 S4 E15 N24$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	336.00	SF	6.50	6.50	100	2018	2018	3	97	2,118	
2	0855	CONC PAVER	0	100	0	0	152.00	SF	10.00	10.00	100	2018	2018	3	97	1,474	
3	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2018	2018	3	94	1,444	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
5	0479	VF PICKET	0	100	0	0	32.00	LF	10.00	10.00	100	2018	2018	3	94	301	

LAND DESCRIPTION

TOTAL OB/XF 5,619

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 04/12/2019 BY RK Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS