LOT 57
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

VAN DER LINDEN KAREL A & BALDWIN MARI-ELENA REV TR
210 MORNING RAY WAY
YULEE, FL 32097

2024

44-2N-27-1000-0057-0000

BUILDING CHARACTERISTICS

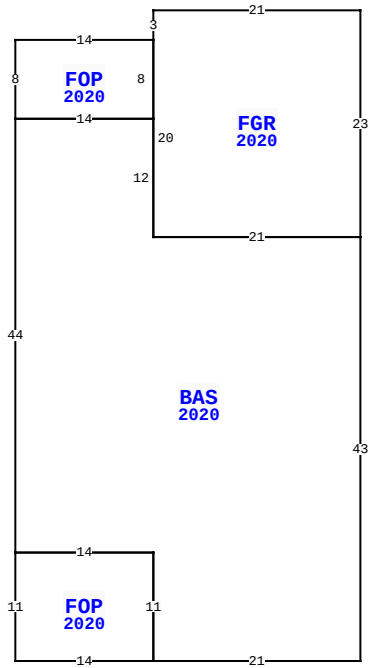
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,519	100	1,519	205,210
FGR	483	55	266	35,935
FOP	112	30	34	4,594
FOP	154	30	46	6,214
TOTALS	2,268		1,865	251,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,865	109.1720	136.46	254,498	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 1519 HX Base Yr 2022



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

210 MORNING RAY WAY, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,953
TOTAL MARKET OB/XF VALUE		6,475
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		318,428
SOH/AGL Deduction		56,553
ASSESSED VALUE		261,875
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		211,875
TOTAL JUST VALUE		318,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001346	CO ISSUED	0	02/13/2020
B1908279	NEW CONSTR	213,274	10/09/2019
B1910659	NEW CONSTR	213,274	10/09/2019
18010884	NEW CONSTR	336,857	10/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2340/0453	2/17/2020	WD	Q	I	02	298,200
GRANTOR: D S WARE HOMES LLC						
GRANTEE: KAREL A VAN DER LIN						
2217/0259	8/08/2018	SW	Q	V	05	272,800
GRANTOR: WILDLIGHT LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W21 S3 FOP=[YR=2020] W14 S8 BAS=[YR=2020] S44 FOP=[YR=2020] S11 E14 N11 W14$ E14 S11 E21 N43 W21 N12 W14$ E14 N8$ S20 E21 N23$.

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	0855	CONC PAVER	0	100	0	0	654.00	SF	10.00	10.00	100	2020	2020	3	99	6,475	

LAND DESCRIPTION

TOTAL OB/XF 6,475

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 09/18/2020 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS