LOT 63
IN OR 2322/406
ESMT PT OR 2176/356

GUNKEL RONALD & MARJORIE T
221 FLOCO AVENUE
YULEE, FL 32097

**2024**

**44-2N-27-1000-0063-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

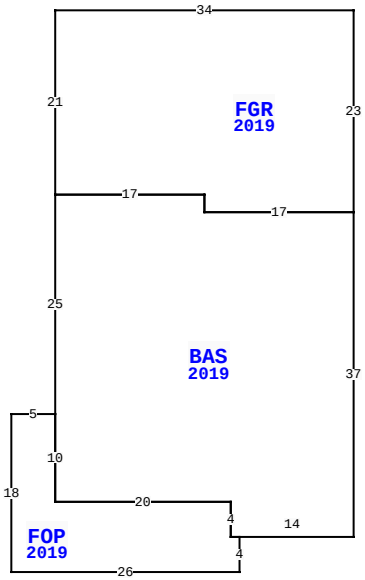
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | |

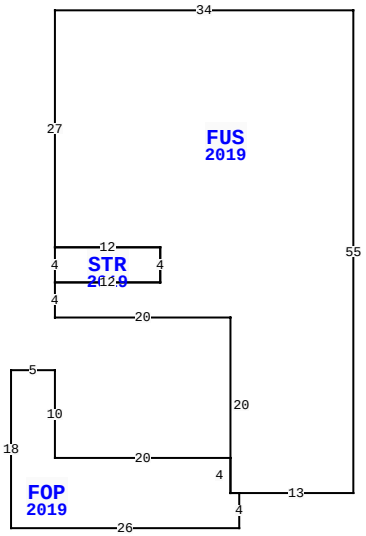
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,212 | 100 | 1,212 | 154,457 |
| FGR | 748 | 55 | 411 | 52,377 |
| FOP | 254 | 30 | 76 | 9,686 |
| FOP | 254 | 30 | 76 | 9,686 |
| FUS | 1,422 | 100 | 1,422 | 181,218 |
| STR | 48 | 10 | 5 | 637 |
| TOTALS | 3,938 | | 3,202 | 408,061 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,202 | 103.5000 | 129.38 | 414,275 | 2019 | 2019 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 100% - 2020 Heated Area: 2634 HX Base Yr 2020




221 FLOCO AV, 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 | | 408,061 |
| TOTAL MARKET OB/XF VALUE | | 14,053 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 482,114 |
| SOH/AGL Deduction | | 213,427 |
| ASSESSED VALUE | | 268,687 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 218,687 |
| TOTAL JUST VALUE | | 482,114 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 463,819 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18010885 | NEW CONSTR | 336,857 | 10/29/2018 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2322/0406 | 11/26/2019 | WD | Q | I | 01 | 435,000 |
| GRANTOR: D S WARE HOMES LLC | | | | | | |
| GRANTEE: GUNKEL RONALD & MAR | | | | | | |
| 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=2019] W34 S21 BAS=[YR=2019] S25 FOP=[YR=2019] W5 S18 E26 N4 W1 N4 W20 N10 $ S10 E20 S4 E14 N37 W17 N2 W17 $ E17 S2 E17 N23 $ PTR= E30 FUS=[YR=2019] E34 S55 W13 FOP=[YR=2019] S4 W26 N18 E5 S10 E20 S4 E1 $ W1 N20 W20 N4 STR=[YR=2019] E12 N4 W12 S4 $E12 N4 W12 N27 $ W30 $.

### 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 | 1,434.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 98 | 14,053 | |

### LAND DESCRIPTION

TOTAL OB/XF 14,053

| 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 07/30/2019 BY RK Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS