

LOT 67
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HARBISON DENNIS & ROSANNE
237 FLOCO AVE
YULEE, FL 32097

2024

44-2N-27-1000-0067-0000



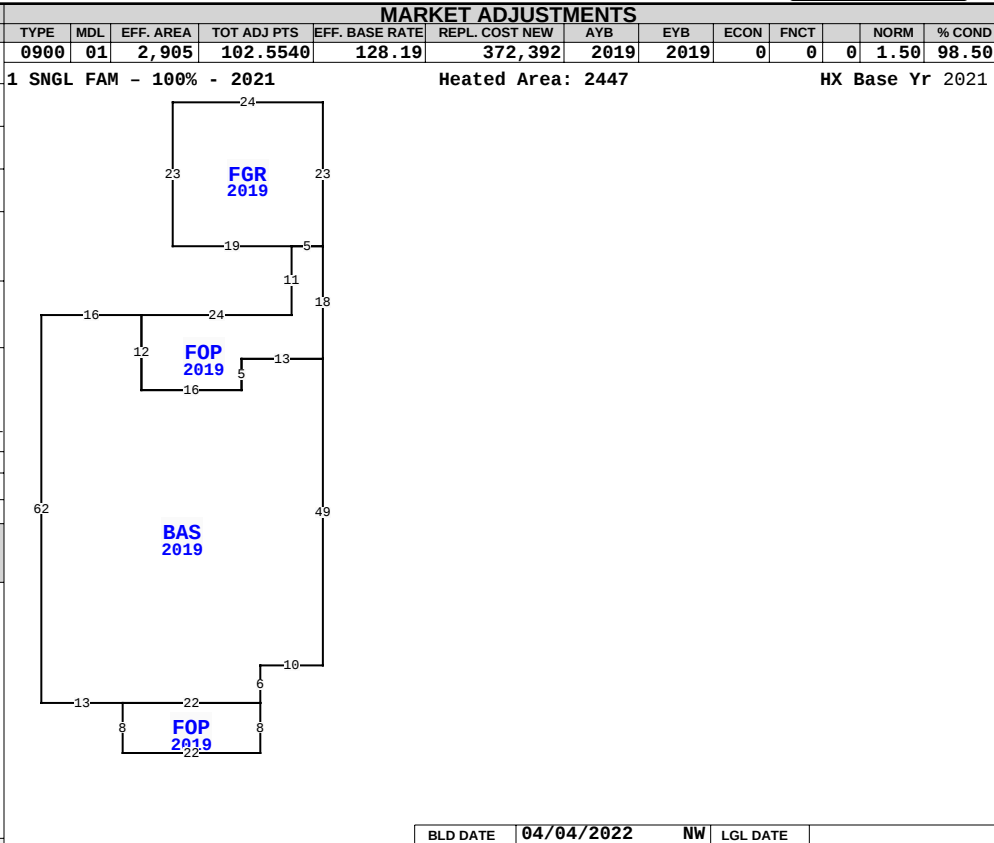
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,447	100	2,447	308,976
FGR	552	55	304	38,385
FOP	176	30	53	6,692
FOP	338	30	101	12,753
TOTALS	3,513		2,905	366,806

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EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0855	CONC PAVER	0	100	0	0
2	0855	CONC PAVER	0	100	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



237 FLOCO 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		366,806	
TOTAL MARKET OB/XF VALUE		3,764	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		430,570	
SOH/AGL Deduction		204,145	
ASSESSED VALUE		226,425	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		176,425	
TOTAL JUST VALUE		430,570	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		414,035	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010939	NEW CONSTR	331,738	10/18/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2415/1550	12/09/2020	WD	Q	I	02	385,000
GRANTOR: BRIDGEMARK HOMES LLC						
GRANTEE: HARBISON DENNIS & R						
2397/1680	10/02/2020	SW	Q	I	01	256,400
GRANTOR: D S WARE HOMES LLC						
GRANTEE: BRIDGEMARK HOMES LL						

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=2019] W24 S23 E19 FOP=[YR=2019] S11 W24													
BAS=[YR=2019] W16 S62 E13 FOP=[YR=2019] S8 E22 N8 W22 \$ E22													
N6 E10 N49 W13 S5 W16 N12 \$ S12 E16 N5 E13 N18 W5 \$ E5 N23 \$.													