LOT 69
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

MCCARTER JAMES B & KELLEY D
245 FLOCO AV
YULEE, FL 32097

2024

44-2N-27-1000-0069-0000

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	12	HARDWOOD 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

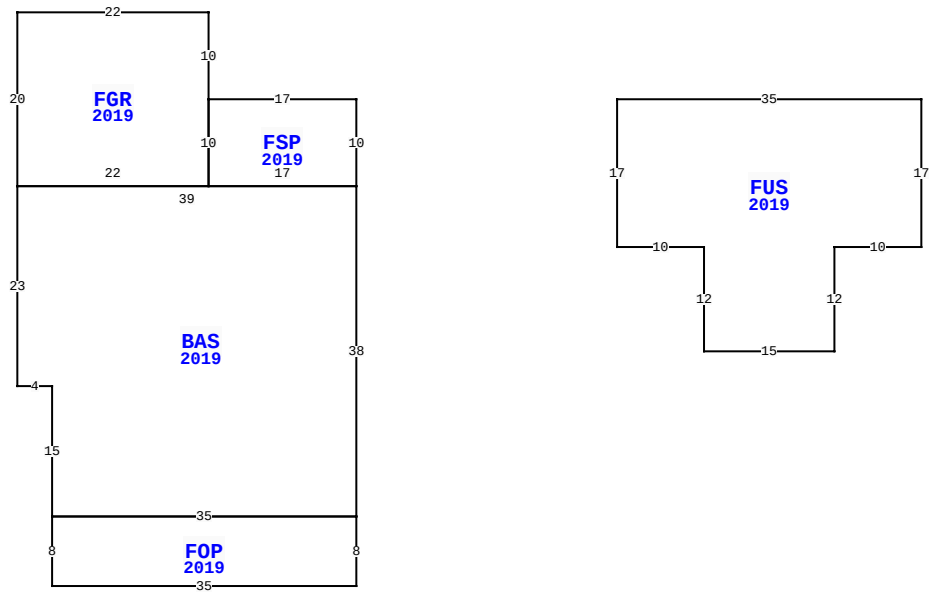
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,422	100	1,422	189,090
FGR	440	55	242	32,180
FOP	280	30	84	11,170
FSP	170	40	68	9,042
FUS	775	100	775	103,056
TOTALS	3,087		2,591	344,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,591	108.0000	135.00	349,785	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 2197 HX Base Yr



245 FLOCO AV, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	344,538
TOTAL MARKET OB/XF VALUE	11,459
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	415,997
SOH/AGL Deduction	33,096
ASSESSED VALUE	382,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,901
TOTAL JUST VALUE	415,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002823	NEW CONSTR	301,564	03/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/1780	8/15/2019	WD	Q	I	01	383,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCCARTER JAMES B &						
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W17 FGR=[YR=2019] N10 W22 S20 BAS=[YR=2019] S23 E4 S15 FOP=[YR=2019] S8 E35 N8 W35 $ E35 N38 W39 $ E22 N10 $ S10 E17 N10 PTR= E30 FUS=[YR=2019] E35 S17 W10 S12 W15 N12 W10 N17 $ 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	0811	CONCRETE B	0	0	0	0	1,260.00	SF	5.20	5.20	100	2019	2019	3	98	6,421	
2	0855	CONC PAVER	0	0	0	0	52.00	SF	10.00	10.00	100	2019	2019	3	98	510	
3	0476	VF 6 SBPL	0	0	135	0	135.00	LF	32.00	32.00	100	2021	2021	3	98	4,234	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 11,459

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	0		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