

LOT 70
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

DUGAN NATHAN J & KATHARINE L
246 FLOCO AVE
YULEE, FL 32097

2024

44-2N-27-1000-0070-0000



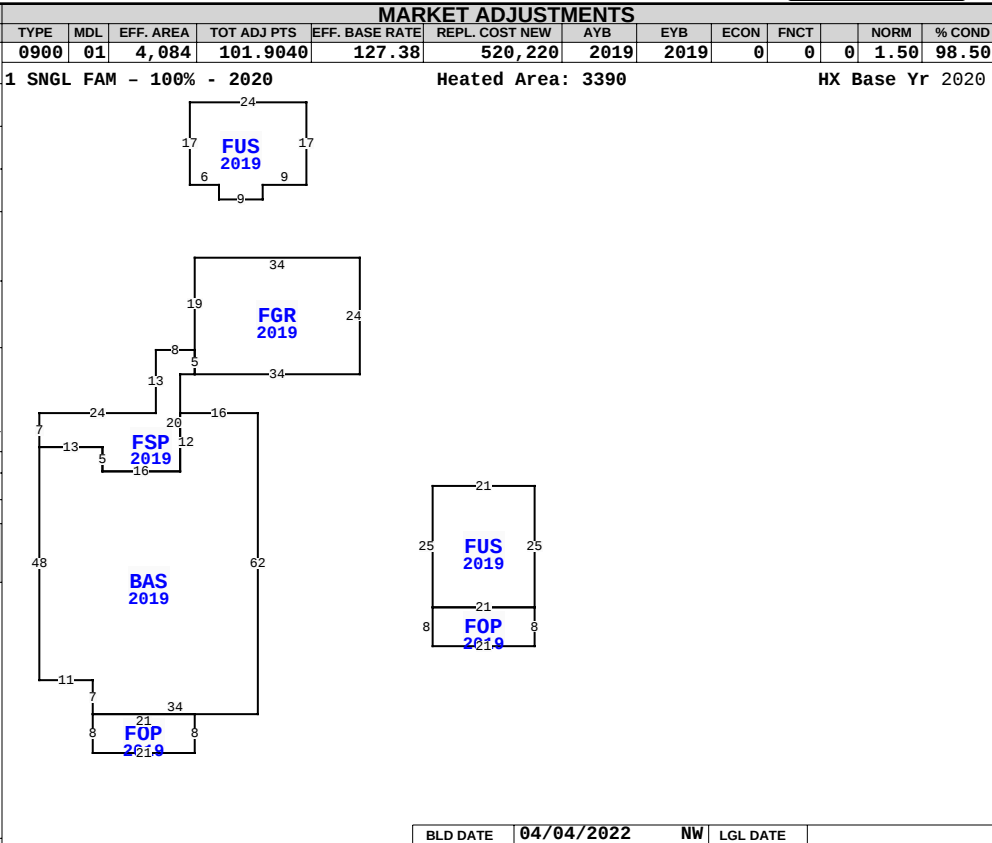
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,430	100	2,430	304,890
FGR	816	55	449	56,336
FOP	168	30	50	6,273
FOP	168	30	50	6,273
FSP	363	40	145	18,193
FUS	435	100	435	54,579
FUS	525	100	525	65,872
TOTALS	4,905		4,084	512,417

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,058.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	40.00	SF	10.00	10.00	100	2019
3	0476	VF 6 SBPL	0 100	0	0	78.00	LF	32.00	32.00	100	2019
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019
5	0911	SCRN RM A	0 100	0	0	1,100.00	SF	17.50	17.50	100	2019
6	0861	POOL GUNIT	0 100	0	0	465.00	SF	85.00	85.00	100	2019
7	1134	LANDSCP BL	0 100	0	0	92.00	SF	3.00	3.00	100	2019
8	0462	ST/AL FNC	0 100	0	0	80.00	SF	10.00	10.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PD - E	0.00	0.00	1.00	LT	1.00



BLD DATE	04/04/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
246 FLOCO AV, YULEE				

TOTAL OB/XF											
66,537											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		512,417	
TOTAL MARKET OB/XF VALUE		66,537	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		678,954	
SOH/AGL Deduction		170,982	
ASSESSED VALUE		507,972	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		452,972	
TOTAL JUST VALUE		678,954	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		657,920	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001378	CO ISSUED	0	02/13/2019
18009594	SWIM POOL	0	01/01/2019
18007402	NEW CONSTR	449,289	07/20/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2258/0966	2/27/2019	WD	Q	I	01
GRANTOR: D S WARE HOMES LLC					
GRANTEE: DUGAN NATHAN J & K					
2203/1180	6/13/2018	QC	U	V	11
GRANTOR: RAYDIENT LLC D/B/A RA					
GRANTEE: WILDLIGHT LLC ET AL					

BUILDING NOTES											
FGR=[YR=2019] W34 S19 FSP=[YR=2019] W8 S13 W24 S7											
BAS=[YR=2019] S48 E11 S7 FOP=[YR=2019] S8 E21 N8 W21 \$ E34											
N62 W16 S12 W16 N5 W13 \$ E13 S5 E16 N20 E3 N5 \$ S5 E34 N24 \$											
PTR= N15 W35 FUS=[YR=2019] N17 E24 S17 W9 S3 W9 N3 W6 \$ S15											
E35 \$ PTR= E15 S80 FOP=[YR=2019] N8 FUS=[YR=2019] N25 E21											
S25 W21 \$ E21 S8 W21 \$W15 N80\$.											