

PARCEL 1 TRACT 3
EAST NASSAU-WILDLIGHT PHASE 1C W
PBK 2239/1149

FELIPE J ESTEVEZ BISHOP OF DIOCESE OF ST AUGUSTINE
11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258

2024

44-2N-27-1002-00P1-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 70
Exterior Wall	10 ABOVE AVG 30
Roof Structure	10 STEEL FRME 100
Roof Cover	04 BUILT-UP 70
Roof Cover	11 SLATE 30
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	40 100
Frame	03 MASONRY 100
Story Height	15 100
RMS	33 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 05 Quality Level 05

DOR CODE 1920 PROF DAYCARE

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	16,518	100	16,518	2,916,643
CAN	208	30	62	10,947
CAN	208	30	62	10,947
CAN	208	30	62	10,947
CAN	288	30	86	15,185
CAN	315	30	94	16,598
CAN	1,223	30	367	64,802
FST	30	50	15	2,649

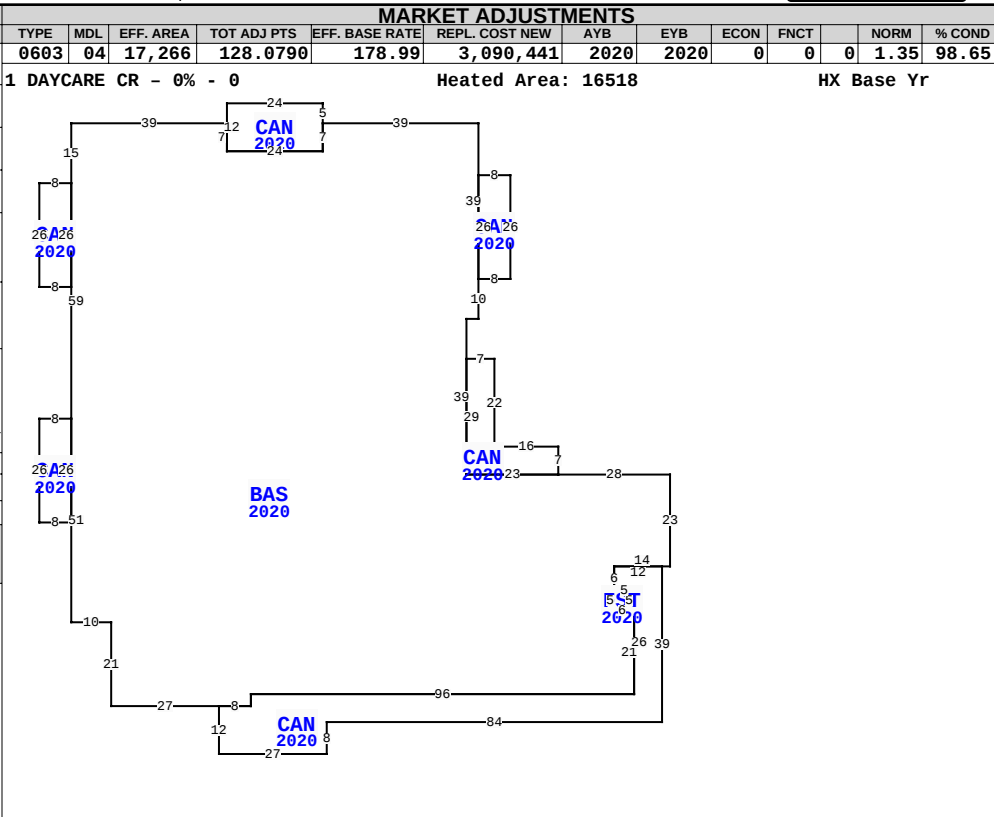
TOTALS 18,998 17,266 3,048,720

EXTRA FEATURES

L N	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	0803	ASPHALT C	0	0	0	0	33,206.00	SF	2.00	2.00	100	2020	2020	3	86	57,114	
2	0812	CONCRETE C	0	0	0	0	2,434.00	SF	4.00	4.00	100	2020	2020	3	99	9,639	
3	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2020	2020	3	99	124	
4	0400	CONC CURB	0	0	0	0	2,948.00	LF	15.00	15.00	100	2020	2020	3	99	43,778	
5	0810	CONCRETE A	0	0	34	5	170.00	SF	6.50	6.50	100	2020	2020	3	99	1,094	
6	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2020	2020	3	99	644	
7	0810	CONCRETE A	0	0	0	0	150.00	SF	6.50	6.50	100	2020	2020	3	99	965	
8	0819	CONC 12"	0	0	167	1	167.00	SF	9.50	9.50	100	2020	2020	3	99	1,571	
9	0810	CONCRETE A	0	0	14	10	140.00	SF	6.50	6.50	100	2020	2020	3	99	901	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001920	C	PROF DAYCARE	0		PD - E	0.00	0.00	23.33	AC		1.00	1.00	1.00	40,000.00	40,000.00	933,200							



307 FRANCISAN WAY, YULEE

BLD DATE	03/24/2021	KK	LGL DATE	03/24/2021	KK
XF DATE	03/24/2021	KK	LAND DATE	03/24/2021	KK
INC DATE			AG DATE		

TOTAL OB/XF 116,406

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001920	C	PROF DAYCARE	0		PD - E	0.00	0.00	23.33	AC		1.00	1.00	1.00	40,000.00	40,000.00	933,200							

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3										4														
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																														
																									VALUATION BY										STANDARD																			
																									Tax Group: 4										Tax Dist:																			
																									BUILDING MARKET VALUE										3,048,720																			
																									TOTAL MARKET OB/XF VALUE										311,700																			
																									TOTAL LAND VALUE - MARKET										933,200																			
																									TOTAL MARKET VALUE										4,293,620																			
																									SOH/AGL Deduction										185,675																			
																									ASSESSED VALUE										4,107,945																			
																									TOTAL EXEMPTION VALUE										02										4,107,945									
																									BASE TAXABLE VALUE										0																			
																									TOTAL JUST VALUE										4,293,620																			
																									NCON VALUE										0																			
																									INCOME VALUE																													
																									PREVIOUS YEAR MKT VALUE										4,439,040																			

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