LOT 1
ESMT PT OR 2176/356
ESMT PT OR 2182/1248

CONWELL TYLER & LARZ
216 DAYDREAM AVE
YULEE, FL 32097

2025

44-2N-27-1000-0001-0000

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 50
Interior Floo	14	CARPET 50
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	02	Quality Level 02

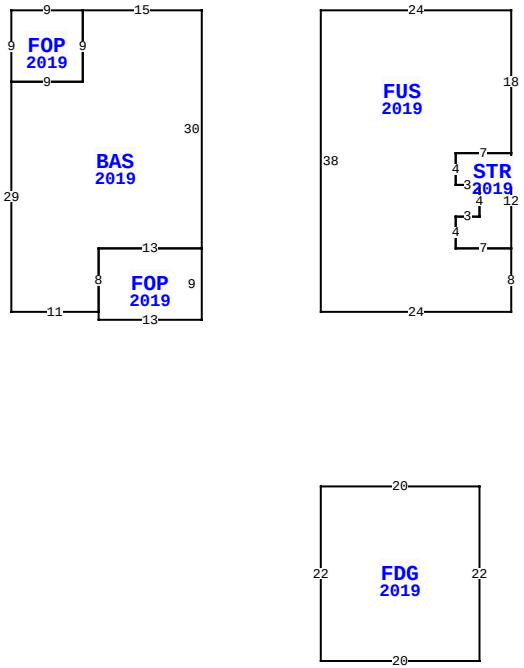
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	727	100	2019	727	100,906
FDG	440	60	2019	264	36,642
FOP	81	30	2019	24	3,331
FOP	117	30	2019	35	4,858
FUS	840	100	2019	840	116,590
STR	72	10	2019	7	971
TOTALS	2,277			1,897	263,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,897	141.6345	141.63	268,672	2019	2019	0	0	0	2.00	98.00

1 TOWNHOUSE – 100% - 2025 Heated Area: 1567 HX Base Yr 2025



216 DAYDREAM AV, YULEE

BLD DATE		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		263,299
TOTAL MARKET OB/XF VALUE		5,371
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		328,670
SOH/AGL Deduction		0
ASSESSED VALUE		328,670
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		277,948
TOTAL JUST VALUE		328,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008630	CO ISSUED	0	08/13/2019
18008562	DET FGR	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2726/1676	7/19/2024	WD	Q	I	02	368,900
GRANTOR: STEGER KIMBERLY L						
GRANTEE: CONWELL TYLER & LAR						
2386/1241	8/20/2020	SW	Q	I	01	255,000
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: STEGER COREY J & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FOP=[YR=2019] W9 S9 E9 N9$ S9 W9 S29 E11
FOP=[YR=2019] S1 E13 N9 W13 S8$ N8 E13 N30$ PTR=E15
FUS=[YR=2019] E24 S18 STR=[YR=2019] S12W7 N4 E3 N4 W3 N4 E7$
W7 S4 E3 S4 W3 S4 E7 S8 W24 N38$ W15$ PTR=E15 S60
FDG=[YR=2019] E20 S22 W20 N22$ W15 N60$.

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	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2019	2019	3	97	454	
2	0810	CONCRETE A	0	100	0	0	378.00	SF	6.50	6.50	100	2019	2019	3	97	2,383	
3	0476	VF 6 SBPL	0	100	0	0	36.00	LF	16.00	16.00	100	2019	2019	3	94	541	
4	0475	VF 4 SBPL	0	100	0	0	78.00	LF	14.00	14.00	100	2019	2019	3	94	1,026	
5	0469	VF LATTIC	0	100	0	0	78.00	SF	5.50	5.50	100	2019	2019	3	94	403	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 5,371

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	000310	C	TOWNHOUSE	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 11/08/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS