LOT 2
ESMT PT OR 2176/356
ESMT PT OR 2182/1248

KAUFMAN JEFFREY/NOGUCHI-KAUFMAN KAZUKO
224 DAYDREAM AVE
YULEE, FL 32097

2025

44-2N-27-1000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

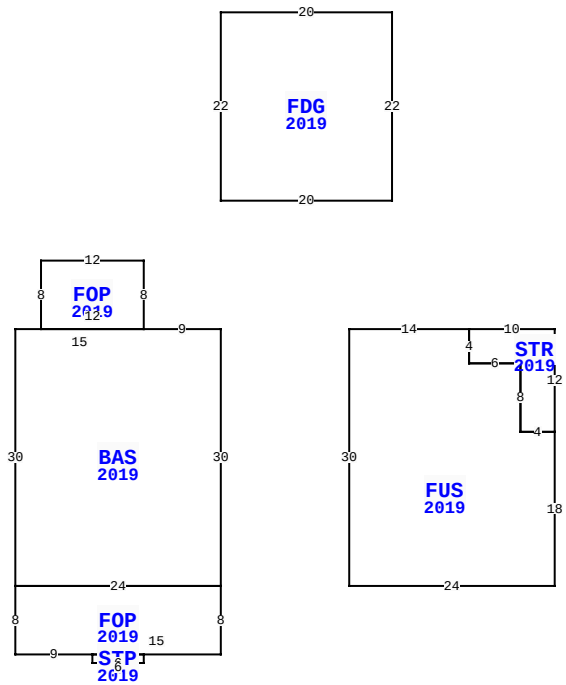
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	720	100	2019	720	102,848
FDG	440	60	2019	264	37,711
FOP	96	30	2019	29	4,142
FOP	192	30	2019	58	8,285
FUS	648	100	2019	648	92,563
STP	6	10	2019	1	143
STR	72	10	2019	7	1,000
TOTALS	2,174			1,727	246,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,727	145.7550	145.76	251,728	2019	2019	0	0	0	2.00	98.00

1 TOWNHOUSE - 0% - 2025 Heated Area: 1368 HX Base Yr



224 DAYDREAM AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	246,693
TOTAL MARKET OB/XF VALUE	4,276
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	310,969
SOH/AGL Deduction	0
ASSESSED VALUE	310,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,969
TOTAL JUST VALUE	310,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008613	CO ISSUED	0	08/13/2019
18008560	DET FGR	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1952	12/03/2024	WD	Q	I	01	340,000
GRANTOR: COLLINS SHARON RENAY						
GRANTEE: KAUFMAN JEFFREY						
2441/0348	3/03/2021	SW	Q	I	01	249,900
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: COLLINS SHARON RENA						

BUILDING NOTES

BUILDING DIMENSIONS

```
BAS=[YR=2019;ORIG=0,0] W9 W15 S30 E24 N30 $
FUS=[YR=2019;ORIG=15,0] E14 S4 E6 S8 E4 S18 W24 N30 $
FDG=[YR=2019;ORIG=0,-15] N22 E20 S22 W20 $
FOP=[YR=2019;ORIG=-24,30] S8 E9 E15 N8 W24 $
FOP=[YR=2019;ORIG=-9,0] N8 W12 S8 E12 $
STR=[YR=2019;ORIG=29,0] E10 S12 W4 N8 W6 N4 $
STP=[YR=2019;ORIG=-15,38] S1 E6 N1 W6 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] N15 S15 $
.
```

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	0	13	4	52.00	SF	6.50	6.50	100	2019	2019	3	97	328	
2	0810	CONCRETE A	0	0	0	0	362.00	SF	6.50	6.50	100	2019	2019	3	97	2,282	
3	0476	VF 6 SBPL	0	0	0	0	92.00	LF	16.00	16.00	100	2019	2019	3	94	1,384	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 4,276

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