

LOT 3
ESMT PT OR 2176/356
ESMT PT OR 2182/1248

230 DAYDREAM LAND TRUST/TRSTE LLC TRUSTEE
PO BOX 547945
ORLANDO, FL 32854-7495

2025

44-2N-27-1000-0003-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	10	ABOVE AVG 100	0320	11	1,898	141.6345	141.63	268,814	2019	2019	0	0	2.00	98.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2020													Heated Area: 1567													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020													
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	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																								
STP	13	10	2019	1	139																								
STR	72	10	2019	7	971																								
TOTALS	2,290			1,898	263,438																								
EXTRA FEATURES						230 DAYDREAM AV, YULEE																							
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	0810	CONCRETE A	0	100	0	0	44.00	SF	6.50	6.50	100	2019	2019	3	97	277													
2	0810	CONCRETE A	0	100	0	0	396.00	SF	6.50	6.50	100	2019	2019	3	97	2,497													
3	0476	VF 6 SBPL	0	100	0	0	56.00	LF	16.00	16.00	100	2019	2019	3	94	842													
4	0475	VF 4 SBPL	0	100	0	0	85.00	LF	14.00	14.00	100	2019	2019	3	94	1,119													
5	0469	VF LATTIC	0	100	0	0	85.00	SF	5.50	5.50	100	2019	2019	3	94	439													
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564													
TOTAL OB/XF 5,738																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 DJNW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS																													