LOT 9
ESMT PT OR 2176/356
ESMT PT OR 2182/1248

JOHNSON MICHAEL & CHRISTINE
262 DAYDREAM AVENUE
YULEE, FL 32097

2025

44-2N-27-1000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

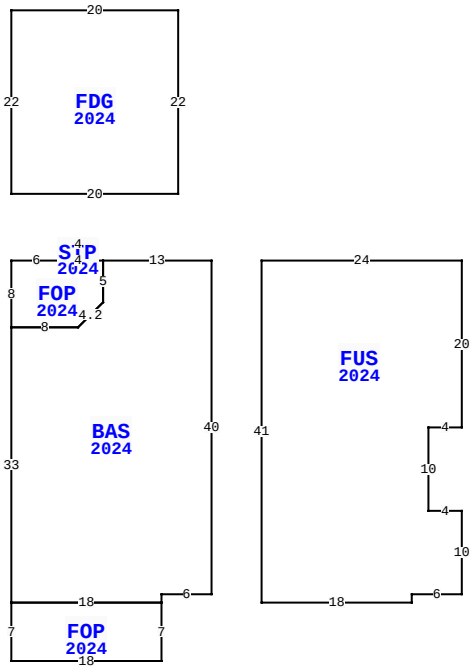
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	895	100	2024	895	120,181
FDG	440	60	2024	264	35,450
FOP	84	30	2024	25	3,357
FOP	126	30	2024	38	5,103
FUS	938	100	2024	938	125,955
STP	8	10	2024	1	134
TOTALS	2,491			2,161	290,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,161	134.2816	134.28	290,179	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE – 0% - 2024 Heated Area: 1833 HX Base Yr



262 DAYDREAM AV, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	290,179
TOTAL MARKET OB/XF VALUE	2,958
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	353,137
SOH/AGL Deduction	0
ASSESSED VALUE	353,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,137
TOTAL JUST VALUE	353,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010025	CO ISSUED		08/04/2023
22010109	NEW CONSTR	274,589	06/30/2022
22010110	ADDITION	26,347	06/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2782/1386	4/21/2025	SW	Q	I	01	413,000
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: JOHNSON MICHAEL & C						
2280/0110	6/05/2019	SW	Q	V	05	172,500
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=24,20] W13 S5 D3L3 W8 S33 E18 N1 E6 N40 $
FUS=[YR=2024;ORIG=54,20] W24 S41 E18 N1 E6 N10 W4 N10 E4 N20 $
FDG=[YR=2024;ORIG=0,-10] E20 S22 W20 N22 $
FOP=[YR=2024;ORIG=0,61] E18 S7 W18 N7 $
FOP=[YR=2024;ORIG=11,20] S5 D3L3 W8 N8 E6 E4 E1 $
STP=[YR=2024;ORIG=6,20] E4 N2 W4 S2 $
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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	0	0	455.00	SF	6.50	6.50	100	2024	2023		100	2,958	

LAND DESCRIPTION

TOTAL OB/XF 2,958

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 07/26/2023 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS