LOT 11
ESMT PT OR 2176/356
ESMT PT OR 2182/1248

LEE DAVID DEAN & CLARA MICHELE
270 DAYDREAM AVE
YULEE, FL 32097

2025

44-2N-27-1000-0011-0000

BUILDING CHARACTERISTICS

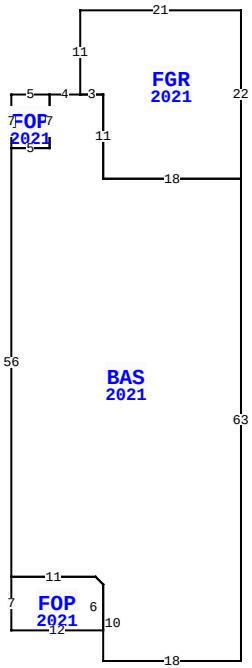
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,856	100	2021	1,856	265,969
FGR	429	55	2021	236	33,819
FOP	35	30	2021	10	1,434
FOP	84	30	2021	25	3,583
TOTALS	2,404			2,127	304,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,127	109.6620	144.75	307,883	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 1856 HX Base Yr 2023



270 DAYDREAM AV, 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		304,804
TOTAL MARKET OB/XF VALUE		3,593
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		368,397
SOH/AGL Deduction		92,412
ASSESSED VALUE		275,985
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,263
TOTAL JUST VALUE		368,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010419	NEW CONSTR	251,883	11/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1886	4/18/2022	WD	Q	I	01	395,000
GRANTOR: THOMPSON MARICHIN M &						
GRANTEE: LEE DAVID DEAN & CL						
2475/1359	6/23/2021	WD	Q	I	01	340,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: THOMPSON MARICHIN M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W21 S11 BAS=[YR=2021] W4 FOP=[YR=2021] W5 S7 E5 N7$ S7 W5 S56 FOP=[YR=2021] S7 E12 N6 U1 L1 W11$ E11 R1 D1 S10 E18 N63 W18 N11 W3$ E3 S11 E18 N22$.

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	0811	CONCRETE B	0	100	0	0	698.00	SF	5.20	5.20	100	2021	2021	3	99	3,593	

LAND DESCRIPTION

TOTAL OB/XF 3,593

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	000100	C	RES	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 06/10/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS