LOT 14
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HUANG YU HUA
271 DAYDREAM AVE
YULEE, FL 32097

**2025**

**44-2N-27-1000-0014-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

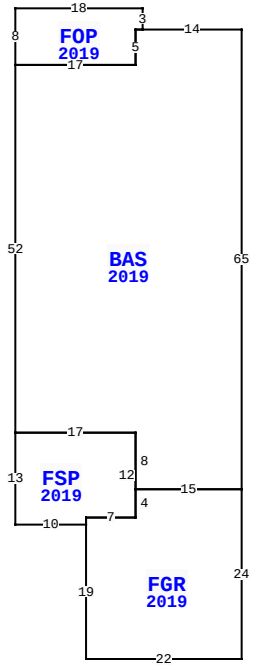
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 1,859 | 100 | 2019 | 1,859 | 261,595 |
| FGR | 500 | 55 | 2019 | 275 | 38,697 |
| FOP | 139 | 30 | 2019 | 42 | 5,910 |
| FSP | 214 | 40 | 2019 | 86 | 12,102 |
| TOTALS | 2,712 | | | 2,262 | 318,305 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,262 | 108.7800 | 143.59 | 324,801 | 2019 | 2019 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SNGL FAM – 100% - 2020 Heated Area: 1859 HX Base Yr 2020




271 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 | | 318,305 |
| TOTAL MARKET OB/XF VALUE | | 6,324 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 384,629 |
| SOH/AGL Deduction | | 81,796 |
| ASSESSED VALUE | | 302,833 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 252,111 |
| TOTAL JUST VALUE | | 384,629 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 369,363 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18010883 | NEW CONSTR | 257,416 | 10/29/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2273/1561 | 5/08/2019 | WD | Q | I | 01 | 311,300 |
| GRANTOR: D S WARE HOMES LLC | | | | | | |
| GRANTEE: HUANG YU HUA | | | | | | |
| 2217/0259 | 8/08/2018 | SW | Q | V | 05 | 272,800 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: D S WARE HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] N3 W18 S8 E17 N5 E1 $ W1 S5 W17 S52 FSP=[YR=2019] S13 E10 FGR=[YR=2019] S19 E22 N24 W15 S4 W7 S1 $ N1 E7 N12 W17 $ E17 S8 E15 N65 $ .

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 652.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 97 | 6,324 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,324

| 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 04/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS