LOT 15
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HALL NANCY R L/E/
267 DAYDREAM AVE
YULEE, FL 32097

2025

44-2N-27-1000-0015-0000

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	11	CLAY TILE 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

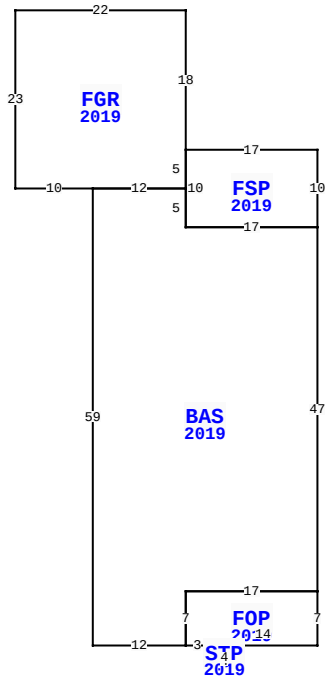
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,507	100	2019	1,507	225,059
FGR	506	55	2019	278	41,517
FOP	119	30	2019	36	5,376
FSP	170	40	2019	68	10,156
STP	8	10	2019	1	149
TOTALS	2,310			1,890	282,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,890	115.4440	152.39	288,017	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2022 Heated Area: 1507 HX Base Yr 2022



267 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		282,257
TOTAL MARKET OB/XF VALUE		9,661
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		351,918
SOH/AGL Deduction		108,181
ASSESSED VALUE		243,737
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,015
TOTAL JUST VALUE		351,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008667	CO ISSUED	0	08/14/2019
B1903802	NEW CONSTR	213,026	04/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2690/1272	1/15/2024	LE	U	I	11	100
GRANTOR: HALL NANCY R						
GRANTEE: HALL ASHLEY						
2439/1551	3/04/2021	WD	Q	I	01	314,000
GRANTOR: TAYLOR RONALD E & LIN						
GRANTEE: HALL NANCY R						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W17 FGR=[YR=2019] N18 W22 S23 E10 BAS=[YR=2019] S59 E12 FOP=[YR=2019] E3 STP=[YR=2019] S2 E4 N2 W4 $ E14 N7 W17 S7$ N7 E17 N47 W17 N5 W12$ E12 N5$ S10 E17 N10$.

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	10	4	40.00	SF	10.00	10.00	100	2019	2019	3	97	388	
2	0855	CONC PAVER	0	100	0	0	104.00	SF	10.00	10.00	100	2019	2019	3	97	1,009	
3	0855	CONC PAVER	0	100	0	0	852.00	SF	10.00	10.00	100	2019	2019	3	97	8,264	

LAND DESCRIPTION

TOTAL OB/XF 9,661

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