LOT 16
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

BENDIK ROBERT/BENDIK FRANK JR
263 DAYDREAM AVENUE
YULEE, FL 32257

2025

44-2N-27-1000-0016-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

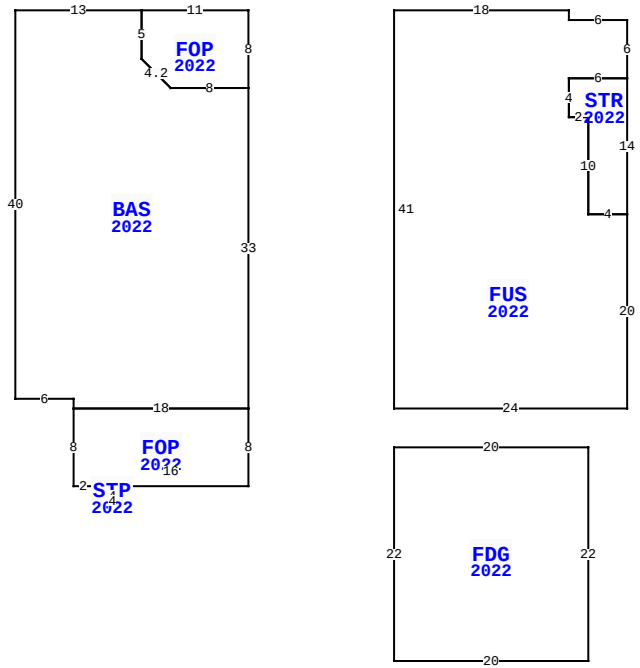
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	895	100	2022	895	119,152
FDG	440	60	2022	264	35,146
FOP	84	30	2022	25	3,328
FOP	144	30	2022	43	5,724
FUS	914	100	2022	914	121,682
STP	4	10	2022	0	0
STR	64	10	2022	6	799
TOTALS	2,545			2,147	285,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,147	133.7994	133.80	287,269	2022	2022	0	0	0	0.50	99.50

1 TOWNHOUSE - 0% - 2023 Heated Area: 1809 HX Base Yr



263 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	285,833
TOTAL MARKET OB/XF VALUE	3,443
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	349,276
SOH/AGL Deduction	0
ASSESSED VALUE	349,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,276
TOTAL JUST VALUE	349,276
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018884	CO ISSUED	0	12/29/2022
21017482	NEW CONSTR	274,589	12/17/2021
21017483	GARAGE	26,347	12/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/0287	12/30/2022	SW	Q	I	02	422,700
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: BENDIK ROBERT & FRA						
2280/0110	6/05/2019	SW	Q	V	05	172,500
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W11 BAS=[YR=2022] W13 S40 E6 S1FOP=[YR=2022] S8 E2 STP=[YR=2022] S1 E4 N1 W4$ E16 N8 W18$ E18 N33 W8 U3 L3 N5$ S5 R3 D3 E8 N8$ PTR=E15 FUS=[YR=2022] E18 S1 E6 S6 STR=[YR=2022] S14 W4 N10 W2 N4 E6$ W6 S4 E2 S10 E4 S20 W24 N41$ W15$ PTR=E15 S45 FDG=[YR=2022] E20 S22 W20 N22$ N45 W15$.

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	104.00	SF	6.50	6.50	100	2022	2022	3	99	669	
2	0810	CONCRETE A	0	0	0	0	392.00	SF	6.50	6.50	100	2022	2022	3	99	2,523	
3	0476	VF 6 SBPL	0	0	0	0	16.00	LF	16.00	16.00	100	2022	2022	3	98	251	

LAND DESCRIPTION

TOTAL OB/XF 3,443

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 01/24/2023 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS