LOT 17
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

DUNN MATTHEW CHARLES
259 DAYDREAM AVENUE
YULEE, FL 32097

2025

44-2N-27-1000-0017-0000

BUILDING CHARACTERISTICS

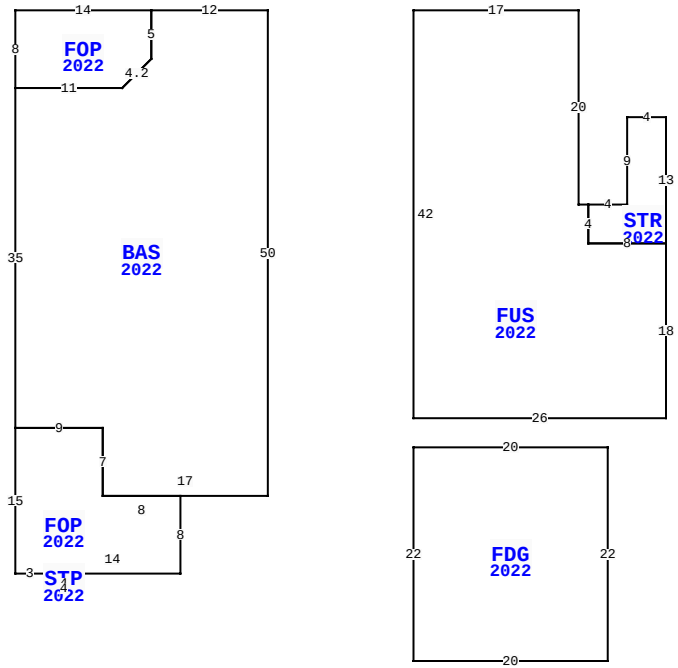
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,130	100	2022	1,130	149,078
FDG	440	60	2022	264	34,829
FOP	108	30	2022	32	4,222
FOP	199	30	2022	60	7,915
FUS	880	100	2022	880	116,096
STP	4	10	2022	0	0
STR	68	10	2022	7	923
TOTALS	2,829			2,373	313,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,373	132.5940	132.59	314,636	2022	2022	0	0	0	0.50	99.50

1 TOWNHOUSE - 100% - 2024 Heated Area: 2010 HX Base Yr 2024



259 DAYDREAM AV, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,063
TOTAL MARKET OB/XF VALUE		3,392
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		376,455
SOH/AGL Deduction		0
ASSESSED VALUE		376,455
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		325,733
TOTAL JUST VALUE		376,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018885	CO ISSUED	0	12/29/2022
21017552	NEW CONSTR	307,895	12/20/2021
21017554	GARAGE	26,347	12/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/1773	1/05/2023	SW	Q	I	01	405,200
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: DUNN MATTHEW CHARLE						
2280/0110	6/05/2019	SW	Q	V	05	172,500
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] W14 S8 E11 U3 R3 N5$ S5 D3 L3 W11 S35 FOP=[YR=2022] S15 E3 STP=[YR=2022] S1 E4 N1 W4$ E14 N8 W8 N7 W9$ E9 S7 E17 N50$ PTR=E15 FUS=[YR=2022] E17 S20 E1 STR=[YR=2022] E4 N9 E4 S13 W8 N4$ S4 E8 S18 W26 N42 $ W15$ PTR=E15 S45 FDG=[YR=2022] E20 S22 W20 N22$ N45 W15$.

EXTRA FEATURES

L N	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	100	0	0	96.00	SF	6.50	6.50	100	2022	2022	3	99	618	
2	0810	CONCRETE A	0	100	0	0	392.00	SF	6.50	6.50	100	2022	2022	3	99	2,523	
3	0476	VF 6 SBPL	0	100	0	0	16.00	LF	16.00	16.00	100	2022	2022	3	98	251	

LAND DESCRIPTION

TOTAL OB/XF 3,392

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 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