LOT 19
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

NELSON RICHARD W
251 DAYDREAM AVE
YULEE, FL 32097

**2025**

**44-2N-27-1000-0019-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

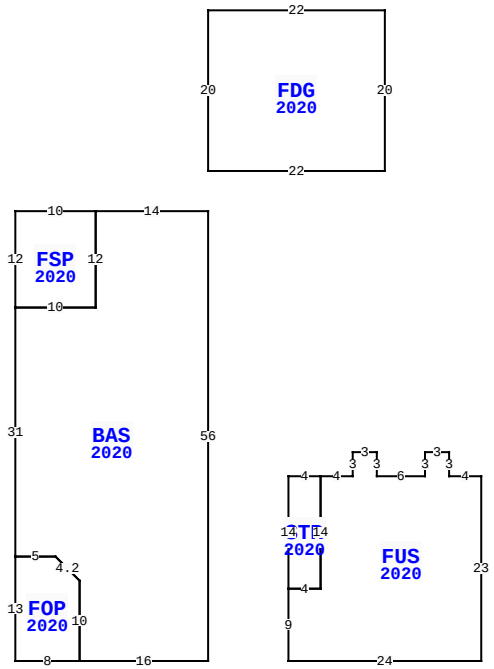
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 1,125 | 100 | 2020 | 1,125 | 152,545 |
| FDG | 440 | 60 | 2020 | 264 | 35,797 |
| FOP | 100 | 30 | 2020 | 30 | 4,068 |
| FSP | 120 | 40 | 2020 | 48 | 6,509 |
| FUS | 514 | 100 | 2020 | 514 | 69,696 |
| STR | 56 | 10 | 2020 | 6 | 814 |
| TOTALS | 2,355 | | | 1,987 | 269,427 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 1,987 | 137.6567 | 137.66 | 273,530 | 2020 | 2020 | 0 | 0 | 0 | 1.50 | 98.50 |

1 TOWNHOUSE - 100% - 2023 Heated Area: 1639 HX Base Yr




251 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 | | 269,427 |
| TOTAL MARKET OB/XF VALUE | | 2,803 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 332,230 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 332,230 |
| TOTAL EXEMPTION VALUE | 13 | 332,230 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 332,230 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 328,453 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20001484 | CO ISSUED | 0 | 02/19/2020 |
| 19008197 | NEW CONSTR | 205,069 | 08/01/2019 |
| 19008199 | GARAGE | 21,441 | 08/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2390/1306 | 9/09/2020 | SW | Q | I | 01 | 288,000 |
| GRANTOR: DOSTIE HOMES LLC | | | | | | |
| GRANTEE: NELSON RICHARD W | | | | | | |
| 2261/0404 | 3/07/2019 | SW | Q | V | 05 | 341,500 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: DOSTIE HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] W10 S12 E10 N12$ S12 W10 S31
FOP=[YR=2020] E5 R3 D3 S10 W8 N13$ E5 R3 D3 S10 E16
PTR=E10 FUS=[YR=2020] E24 N23 W4 N3 W3 S3 W6 N3 W3 S3 W4
STR=[YR=2020] W4 S14 E4 N14$ S14 W4 S9$ W10$ N56$ PTR=N5
FDG=[YR=2020] E22 N20 W22 S20$S5 $.

## 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 | 100 | 0 | 0 | 440.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 98 | 2,803 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,803

| 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 | 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 09/18/2020 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS