LOT 20
IN OR 2217/967
ESMT PT OR 2176/356

HARBISON RYAN P
247 DAYDREAM AV
YULEE, FL 32097

2025

44-2N-27-1000-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

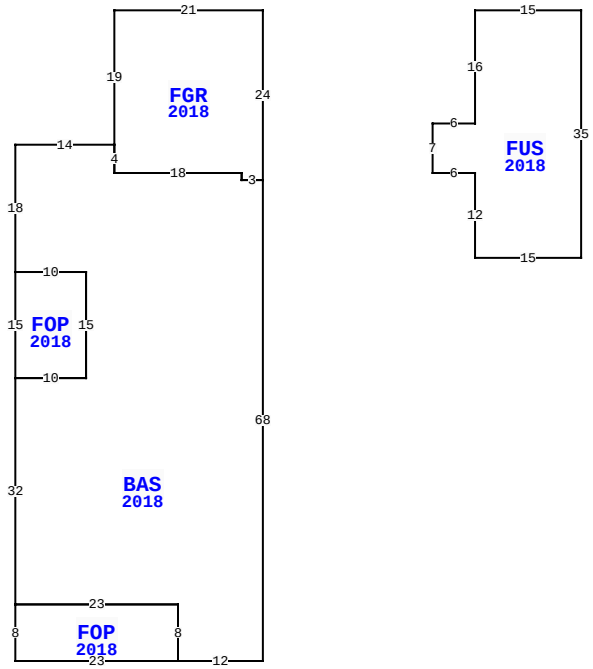
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,134	100	2018	2,134	281,741
FGR	486	55	2018	267	35,250
FOP	150	30	2018	45	5,941
FOP	184	30	2018	55	7,262
FUS	567	100	2018	567	74,858
TOTALS	3,521			3,068	405,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,068	102.5800	135.41	415,438	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2701 HX Base Yr 2019



247 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		405,052
TOTAL MARKET OB/XF VALUE		3,581
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		468,633
SOH/AGL Deduction		294,307
ASSESSED VALUE		174,326
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,604
TOTAL JUST VALUE		468,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008166	CO ISSUED	0	08/09/2018
18001548	NEW CONSTR	339,482	02/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2217/0967	8/08/2018	WD	Q	I	01	370,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: HARBISON RYAN P						
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W21 S19 BAS=[YR=2018] W14 S18 FOP=[YR=2018] S15 E10 N15 W10$ E10 S15 W10 S32 FOP=[YR=2018] S8 E23 N8 W23$ E23 S8 E12 N68 W3 N1 W18 N4$ S4 E18 S1 E3 N24$ PTR=[YR=2018] E30 FUS=[YR=2018] E15 S35 W15 N12 W6 N7 E6 N16$ W30$.

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	488.00	SF	6.50	6.50	100	2018	2018	3	97	3,077	
2	0855	CONC PAVER	0	100	0	0	52.00	SF	10.00	10.00	100	2018	2018	3	97	504	

LAND DESCRIPTION

TOTAL OB/XF 3,581

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 05/06/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS