LOT 24
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

CONTOIS JOSEPH ELLIOTT & HANNAH RAE
4023 BAY HAWK CT
JACKSONVILLE, FL 32220

2025

44-2N-27-1000-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

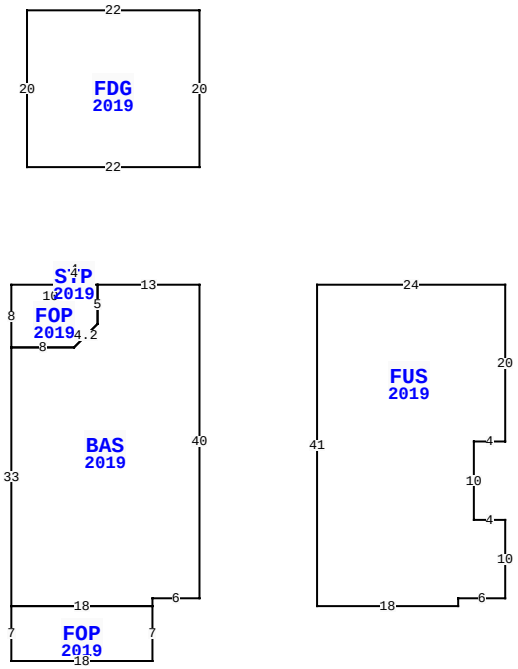
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2019	895	124,548
FDG	440	60	2019	264	36,738
FOP	84	30	2019	25	3,479
FOP	126	30	2019	38	5,288
FUS	938	100	2019	938	130,532
STP	8	10	2019	1	139
TOTALS	2,491			2,161	300,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,161	141.9961	142.00	306,862	2019	2019	0	0	0	2.00	98.00

1 TOWNHOUSE – 0% - 2024 Heated Area: 1833 HX Base Yr



231 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	300,725
TOTAL MARKET OB/XF VALUE	2,888
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	363,613
SOH/AGL Deduction	0
ASSESSED VALUE	363,613
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	363,613
TOTAL JUST VALUE	363,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012589	NEW CONSTR	223,427	01/02/2019
18008386	GARAGE	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/0426	3/29/2021	SW	Q	I	01	305,000
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: CONTOIS JOSEPH ELLI						
2220/1544	9/05/2018	SW	Q	V	05	287,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] W1 STP=[YR=2019] N2 W4 S2 E4$ W10 S8 E8 R3 U3 N5$ S5 D3 L3 W8 S33 FOP=[YR=2019] S7 E18 N7 W18$ E18 N1 E6 N40$ PTR= E15 FUS=[YR=2019] E24 S20 W4 S10 E4 S10 W6 S1 W18 N41$ W15$ PTR=N15 FDG=[YR=2019] W22 N20 E22 S20$ S15$.

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	56.00	SF	6.50	6.50	100	2019	2019	3	97	353	
2	0810	CONCRETE A	0	0	0	0	16.00	SF	6.50	6.50	100	2019	2019	3	97	101	
3	0810	CONCRETE A	0	0	0	0	386.00	SF	6.50	6.50	100	2019	2019	3	97	2,434	

LAND DESCRIPTION

TOTAL OB/XF 2,888

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 03/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS