

LOT 25
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

DAVIS JOSHUA C & AMBER R
227 DAYDREAM AVE
YULEE, FL 32097

2025

44-2N-27-1000-0025-0000



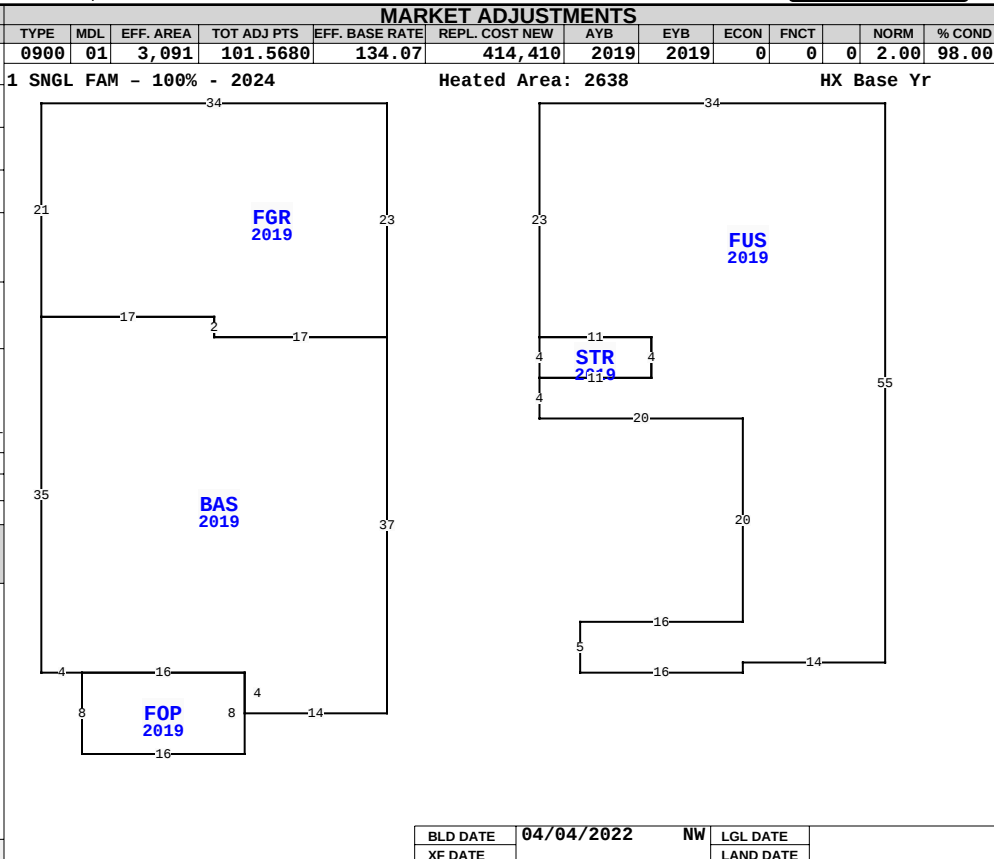
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	1,212	100	2019	1,212	159,243
FGR	748	55	2019	411	54,001
FOP	128	30	2019	38	4,993
FUS	1,426	100	2019	1,426	187,360
STR	44	10	2019	4	525
TOTALS	3,558			3,091	406,122

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	100	0	1,371.00	SF	10.00	
2	0855	CONC PAVER	0	100	0	40.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PD - E	0.00	0.00	1.00



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PD - E	0.00	0.00	1.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PD - E	0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		406,122	
TOTAL MARKET OB/XF VALUE		13,687	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		479,809	
SOH/AGL Deduction		6,083	
ASSESSED VALUE		473,726	
TOTAL EXEMPTION VALUE		13	473,726
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		479,809	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		460,375	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010881	NEW CONSTR	336,929	10/29/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2404/0997	10/28/2020	WD	Q	I	01	385,000	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: DAVIS JOSHUA C & AM							
2217/0259	8/08/2018	SW	Q	V	05	272,800	
GRANTOR: WILDLIGHT LLC							
GRANTEE: D S WARE HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2019] W34 S21 BAS=[YR=2019] S35 E4 FOP=[YR=2019] S8 E16 N8 W16\$ E16 S4 E14 N37 W17 N2 W17\$ E17 S2 E17 N23\$ PTR= E15 FUS=[YR=2019] E34 S55 W14 S1 W16 N5 E16 N20 W20 N4 STR=[YR=2019] N4 E11 S4 W11\$ E11 N4 W11 N23\$ W15\$.									