LOT 26
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

CAPRIOLA MAGGIE W
221 DAYDREAM AVENUE
YULEE, FL 32097

2025

44-2N-27-1000-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

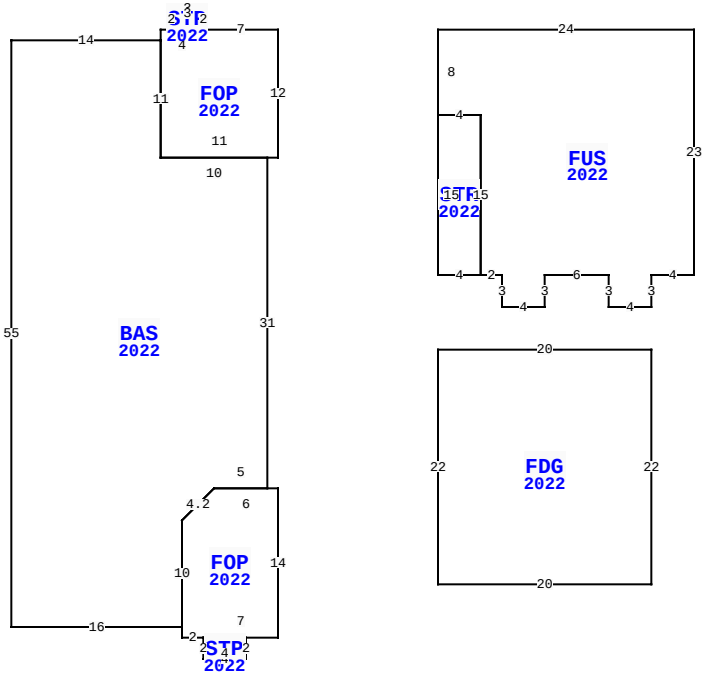
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,111	100	2022	1,111	149,512
FDG	440	60	2022	264	35,527
FOP	122	30	2022	37	4,979
FOP	132	30	2022	40	5,383
FUS	516	100	2022	516	69,440
STP	6	10	2022	1	134
STP	8	10	2022	1	134
STR	60	10	2022	6	808
TOTALS	2,395			1,976	265,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,976	135.2459	135.25	267,254	2022	2022	0	0	0	0.50	99.50

1 TOWNHOUSE - 100% - 2024 Heated Area: 1627 HX Base Yr 2024



221 DAYDREAM AV, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,918
TOTAL MARKET OB/XF VALUE		2,706
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		328,624
SOH/AGL Deduction		77,589
ASSESSED VALUE		251,035
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,313
TOTAL JUST VALUE		328,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002793	CO ISSUED	0	02/18/2022
20012687	NEW CONSTR	207,471	12/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/0130	2/22/2022	SW	Q	I	01	358,900
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: CAPRIOLA MAGGIE W						
2261/0404	3/07/2019	SW	Q	V	05	341,500
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W7 STP=[YR=2022] N2W3S2E3$ W4S1 BAS=[YR=2022] W14 S55 E16 FOP=[YR=2022] S1 E2 STP=[YR=2022] S2E4N2W4 $ E7 N14 W6 D3 L3 S10$ N10 U3 R3 E5 N31 W10 N11$ S11 E11 N12$ PTR=E15 FUS=[YR=2022] E24 S23 W4 S3 W4 N3 W6 S3 W4 N3 W2 STR=[YR=2022] W4N15E4S15$ N15 W4 N8$ W15$ PTR=E15 S30 FDG=[YR=2022] E20 S22 W20 N22$ N30 W15$.

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	40.00	SF	6.50	6.50	100	2022	2022	3	99	257	
2	0810	CONCRETE A	0	100	0	0	51.00	SF	6.50	6.50	100	2022	2022	3	99	328	
3	0811	CONCRETE B	0	100	0	0	412.00	SF	5.20	5.20	100	2022	2022	3	99	2,121	

LAND DESCRIPTION

TOTAL OB/XF 2,706

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 03/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS