LOT 27
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HELBURN MARILYN S TRUST/HELBURN MARILYN SUE TRUSTE
217 DAYDREAM AVE
YULEE, FL 32097

2025

44-2N-27-1000-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

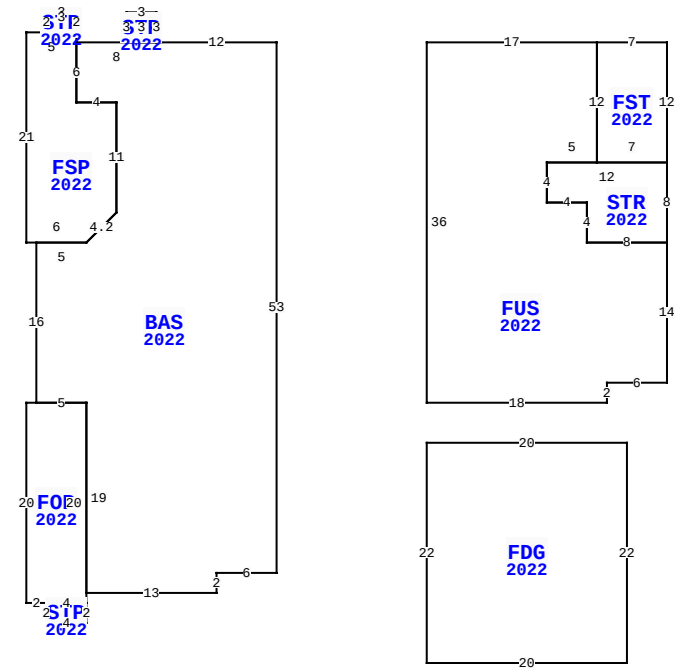
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,082	100	2022	1,082	144,306
FDG	440	60	2022	264	35,210
FOP	120	30	2022	36	4,801
FSP	157	40	2022	63	8,403
FST	84	55	2022	46	6,135
FUS	688	100	2022	688	91,759
STP	6	10	2022	1	133
STP	8	10	2022	1	133
STP	9	10	2022	1	133
STR	80	10	2022	8	1,067
TOTALS	2,674			2,190	292,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,190	134.0405	134.04	293,548	2022	2022	0	0	0	0.50	99.50

1 TOWNHOUSE - 100% - 2023 Heated Area: 1770 HX Base Yr 2023



217 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		292,080
TOTAL MARKET OB/XF VALUE		3,236
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		355,316
SOH/AGL Deduction		0
ASSESSED VALUE		355,316
TOTAL EXEMPTION VALUE	HX HB WX 13	355,316
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		355,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002840	CO ISSUED	0	02/22/2022
20012969	NEW CONSTR	223,653	12/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2732/1011	8/13/2024	WD	U	I	11	100
GRANTOR: HELBURN MARILYN						
GRANTEE: HELBURN MARILYN S T						
2542/0029	2/24/2022	SW	Q	I	02	373,600
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: HELBURN MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 STP=[YR=2022] N3W3S3E3$ W8 FSP=[YR=2022] N1 STP=[YR=2022] N2W3S2E3 $ W5 S21 E6 U3 R3 N11 W4 N6$ S6 E4 S11 D3 L3 W5 S16 FOP=[YR=2022] W1 S20 E2 STP=[YR=2022] S2 E4 N2 W4$ E4 N20 W5$ E5 S19 E13 N2 E6 N53$ PTR=E15 FUS=[YR=2022] E17 FST=[YR=2022] E7 S12 STR=[YR=2022] S8 W8 N4 W4 N4 E12$ W7 N12$ S12 W5 S4 E4 S4 E8 S14 W6 S2 W18 N36$ W15$ PTR=E15 S40 FDG=[YR=2022] E20 S22 W20 N22$ N40 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	0810	CONCRETE A	0	100	0	0	412.00	SF	6.50	6.50	100	2022	2022	3	99	2,651	

LAND DESCRIPTION

TOTAL OB/XF 3,236

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