LOT 28
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

PAEK ASHLEY YAENA
213 DAYDREAM AVENUE
YULEE, FL 32097

**2025**

**44-2N-27-1000-0028-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

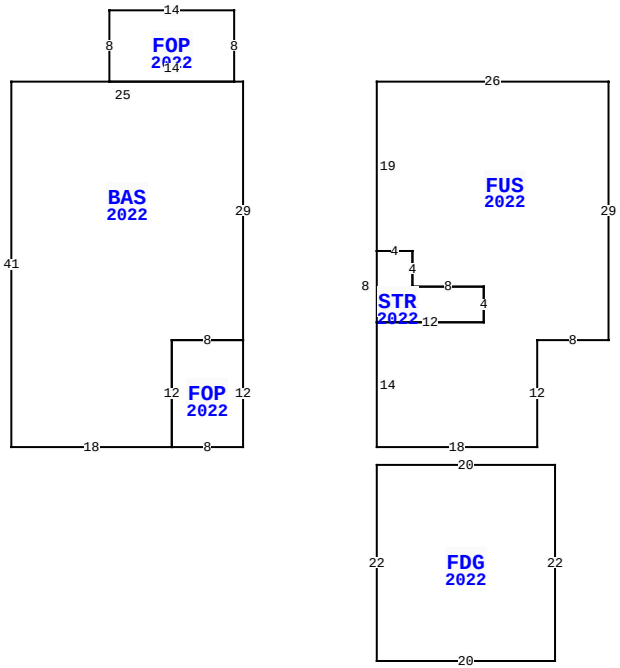
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 970 | 100 | 2022 | 970 | 129,369 |
| FDG | 440 | 60 | 2022 | 264 | 35,210 |
| FOP | 96 | 30 | 2022 | 29 | 3,868 |
| FOP | 112 | 30 | 2022 | 34 | 4,534 |
| FUS | 906 | 100 | 2022 | 906 | 120,833 |
| STR | 64 | 10 | 2022 | 6 | 800 |
| TOTALS | 2,588 | | | 2,209 | 294,614 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 2,209 | 134.0405 | 134.04 | 296,094 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 TOWNHOUSE – 100% - 2024 Heated Area: 1876 HX Base Yr 2024




213 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 | | 294,614 |
| TOTAL MARKET OB/XF VALUE | | 2,584 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 357,198 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 357,198 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 306,476 |
| TOTAL JUST VALUE | | 357,198 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 353,049 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22008204 | CO ISSUED | 0 | 05/26/2022 |
| 21001743 | NEW CONSTR | 237,964 | 02/12/2021 |
| 21001745 | ADDITION | 21,467 | 02/12/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2566/1785 | 5/31/2022 | SW | Q | I | 01 | 393,100 |
| GRANTOR: DOSTIE HOMES LLC | | | | | | |
| GRANTEE: PAEK ASHLEY YAENA | | | | | | |
| 2241/0856 | 12/04/2018 | SW | Q | V | 05 | 373,900 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: DOSTIE HOMES LLC | | | | | | |

## BUILDING NOTES

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 502.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 99 | 2,584 | |

## BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W1 W25 S41 E18 N12 E8 N29 $
FUS=[YR=2022;ORIG=15,0] E26 S29 W8 S12 W18 N14 E12 N4 W8 N4 W4 N19 $
FDG=[YR=2022;ORIG=15,43] E20 S22 W20 N22 $
FOP=[YR=2022;ORIG=-1,0] N8 W14 S8 E14 $
FOP=[YR=2022;ORIG=-8,41] E8 N12 W8 S12 $
STR=[YR=2022;ORIG=15,27] N8 E4 S4 E8 S4 W12 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] E15 S40 N40 W15 $
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## LAND DESCRIPTION

TOTAL OB/XF 2,584

| 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 07/18/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS