LOT 29
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

SHELDON TODD M & PENNY L
209 DAYDREAM AVENUE
YULEE, FL 32097

2025

44-2N-27-1000-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

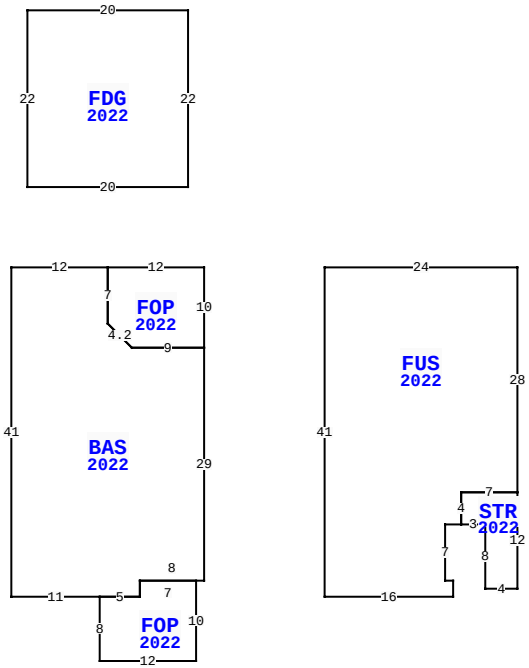
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	853	100	2022	853	114,791
FDG	440	60	2022	264	35,527
FOP	110	30	2022	33	4,441
FOP	116	30	2022	35	4,710
FUS	877	100	2022	877	118,021
STR	60	10	2022	6	808
TOTALS	2,456			2,068	278,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,068	135.2459	135.25	279,697	2022	2022	0	0	0	0.50	99.50

1 TOWNHOUSE – 0% - 2024 Heated Area: 1730 HX Base Yr



209 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	278,299
TOTAL MARKET OB/XF VALUE	3,076
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	341,375
SOH/AGL Deduction	0
ASSESSED VALUE	341,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	341,375
TOTAL JUST VALUE	341,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011361	CO ISSUED	0	07/25/2022
21001741	DETACHED GARAGE	21,467	02/12/2021
21001740	NEW CONSTR	218,292	02/12/2021
21001741	ADDITION	21,467	02/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/1926	5/30/2023	SW	Q	I	01	397,000
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: SHELDON TODD M & PE						
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	0810	CONCRETE A	0	0	0	0	478.00	SF	6.50	6.50	100	2022	2022	3	99	3,076	

BUILDING DIMENSIONS

FUS=[YR=2022;ORIG=15,0] E24 S28 W7 S4 W2 S7 E1 S2 W16 N41 $
BAS=[YR=2022;ORIG=-12,0] W12 S41 E11 E5 N2 E8 N29 W9 U3L3 N7 $
FOP=[YR=2022;ORIG=0,0] W12 S7 D3R3 E9 N10 $
FOP=[YR=2022;ORIG=-13,41] S8 E12 N10 W7 S2 W5 $
STR=[YR=2022;ORIG=39,28] S12 W4 N8 W3 N4 E7 $
PTR=[ORIG=0,0] E15 W15 $
FDG=[YR=2022;ORIG=-22,-32] E20 S22 W20 N22 $
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LAND DESCRIPTION

TOTAL OB/XF 3,076

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 07/19/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS