LOT 30
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

BORGES CHRISTOPHER A
205 DAYDREAM AVENUE
YULEE, FL 32097

2025

44-2N-27-1000-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

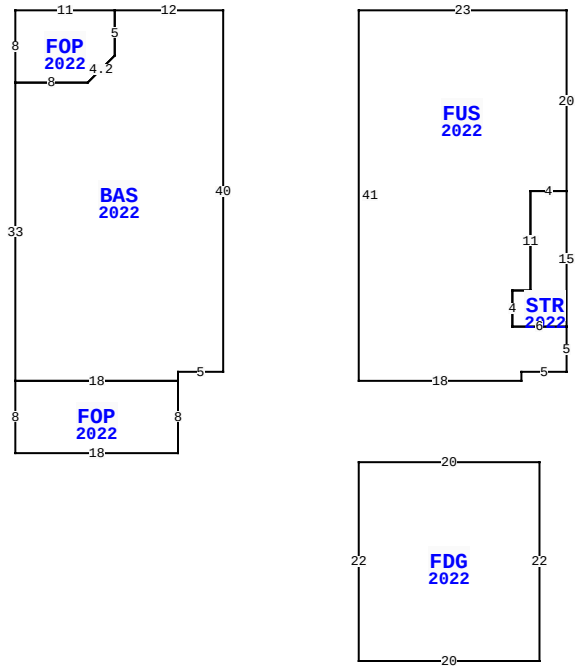
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	855	100	2022	855	115,265
FDG	440	60	2022	264	35,590
FOP	84	30	2022	25	3,370
FOP	144	30	2022	43	5,797
FUS	870	100	2022	870	117,287
STR	68	10	2022	7	943
TOTALS	2,461			2,064	278,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,064	135.4870	135.49	279,651	2022	2022	0	0	0	0.50	99.50

1 TOWNHOUSE – 100% - 2023 Heated Area: 1725 HX Base Yr 2023



205 DAYDREAM AV, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,253
TOTAL MARKET OB/XF VALUE		3,269
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		341,522
SOH/AGL Deduction		0
ASSESSED VALUE		341,522
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		290,800
TOTAL JUST VALUE		341,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011453	CO ISSUED	0	06/23/2022
21001737	NEW CONSTR	360,547	02/12/2021
21001739	ADDITION	21,467	02/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1714	6/27/2022	SW	Q	I	01	376,200
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: BORGES CHRISTOPHER						
2241/0856	12/04/2018	SW	Q	V	05	373,900
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] W11 S8 E8 U3 R3 N5$ S5 D3 L3 W8 S33 FOP=[YR=2022] S8 E18 N8 W18$ E18 N1 E5 N40$ PTR=E15 FUS=[YR=2022] E23 S20 STR=[YR=2022] S15 W6 N4 E2 N11 E4$ W4 S11 W2 S4 E6 S5 W5 S1 W18 N41$ W15$ PTR=E15 S50 FDG=[YR=2022] E20 S22 W20 N22$ N50 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	508.00	SF	6.50	6.50	100	2022	2022	3	99	3,269	

LAND DESCRIPTION

TOTAL OB/XF 3,269

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