LOT 31
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

WIGMORE CHARLOTTE R
201 DAYDREAM AVE
YULEE, FL 32097

2025

44-2N-27-1000-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

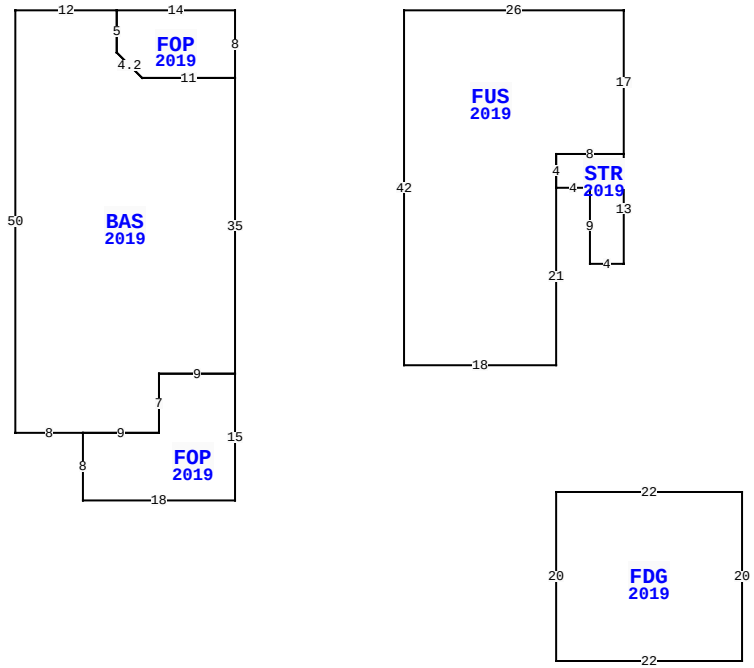
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,130	100	2019	1,130	158,181
FDG	440	60	2019	264	36,956
FOP	108	30	2019	32	4,480
FOP	207	30	2019	62	8,679
FUS	892	100	2019	892	124,865
STR	68	10	2019	7	980
TOTALS	2,845			2,387	334,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,387	142.8399	142.84	340,959	2019	2019	0	0	0	2.00	98.00

1 TOWNHOUSE - 100% - 2022 Heated Area: 2022 HX Base Yr 2022



201 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		334,140
TOTAL MARKET OB/XF VALUE		2,440
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		396,580
SOH/AGL Deduction		35,481
ASSESSED VALUE		361,099
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		310,377
TOTAL JUST VALUE		396,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000460	CO ISSUED	0	01/16/2020
18009674	GARAGE	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2477/1622	7/07/2021	SW	Q	I	01	354,900
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: WIGMORE CHARLOTTE R						
2241/0856	12/04/2018	SW	Q	V	05	373,900
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W14 BAS=[YR=2019] W12 S50 E8 FOP=[YR=2019] S8 E18 N15 W9 S7 W9$ E9 N7 E9 N35 W11 L3 U3 N5$ S5 R3 D3 E11 N8 $ PTR= E20 FUS=[YR=2019] S42 E18 PTR=S15 FDG=[YR=2019] S20 E22 N20 W22$ N15$ N21 STR=[YR=2019] E4 S9 E4 N13 W8 S4$ N4 E8 N17 W26$ W20$.

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	96.00	SF	6.50	6.50	100	2019	2019	3	97	605	
2	0810	CONCRETE A	0	100	0	0	291.00	SF	6.50	6.50	100	2019	2019	3	97	1,835	

LAND DESCRIPTION

TOTAL OB/XF 2,440

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 12/31/2019 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS