LOT 33
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HOLSENBECK JASON A & CYNTHIA D
226 WILDLIGHT AVENUE
YULEE, FL 32097

2025

44-2N-27-1000-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

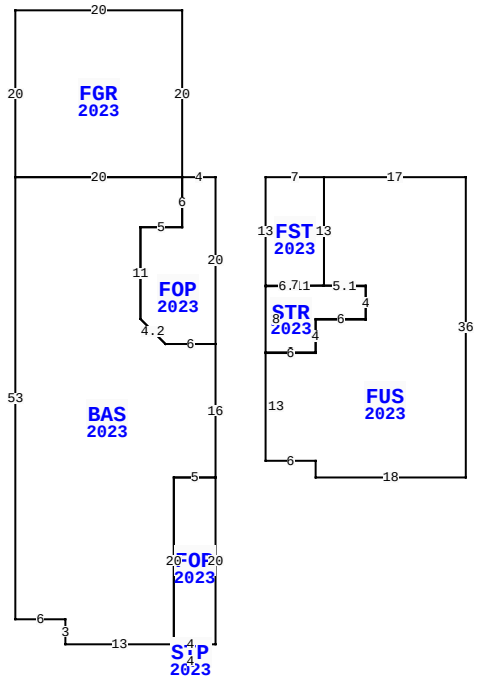
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,081	100	2023	1,081	155,188
FGR	400	55	2023	220	31,583
FOP	100	30	2023	30	4,307
FOP	146	30	2023	44	6,317
FST	91	55	2023	50	7,178
FUS	689	100	2023	689	98,913
STP	8	10	2023	1	144
STR	73	10	2023	7	1,005
TOTALS	2,588			2,122	304,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,122	143.5631	143.56	304,634	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE – 100% - 2024 Heated Area: 1770 HX Base Yr 2024



226 WILDLIGHT 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		304,634
TOTAL MARKET OB/XF VALUE		1,877
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		366,511
SOH/AGL Deduction		126,623
ASSESSED VALUE		239,888
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,166
TOTAL JUST VALUE		366,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003503	CO ISSUED	0	03/16/2023
21017479	NEW CONSTR	298,008	12/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/1403	3/22/2023	SW	Q	I	01	406,400
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: HOLSENBECK JASON A						
2261/0404	3/07/2019	SW	Q	V	05	341,500
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] W20 S53 E6 S3 E13 N20 E5 N16 W6 U3L3 N11 E5 N6 $
FUS=[YR=2023;ORIG=77,10] E17 S36 W18 N2 W6 N13 E6 N4 E6 N4 W5 N13 $
FGR=[YR=2023;ORIG=40,-10] E20 S20 W20 N20 $
FOP=[YR=2023;ORIG=60,10] S6 W5 S11 D3R3 E6 N20 W4 $
FOP=[YR=2023;ORIG=59,46] S20 E4 E1 N20 W5 $
STR=[YR=2023;ORIG=70,23.1] U0.1R6.11 D0.1R5.1 S4 W6 S4 W6 N8 $
STP=[YR=2023;ORIG=59,68] E4 N2 W4 S2 $
FST=[YR=2023;ORIG=70,10] E7 S13 W7 N13 $
.

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	311.00	SF	5.20	5.20	100	2023	2023		100	1,617	
2	0810	CONCRETE A	0	100	0	0	40.00	SF	6.50	6.50	100	2023	2023		100	260	

LAND DESCRIPTION

TOTAL OB/XF 1,877

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 04/14/2023 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS