LOT 34
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

DOSTIE HOMES LLC
9301 OLD KINGS RD S
JACKSONVILLE, FL 32257

2025

44-2N-27-1000-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

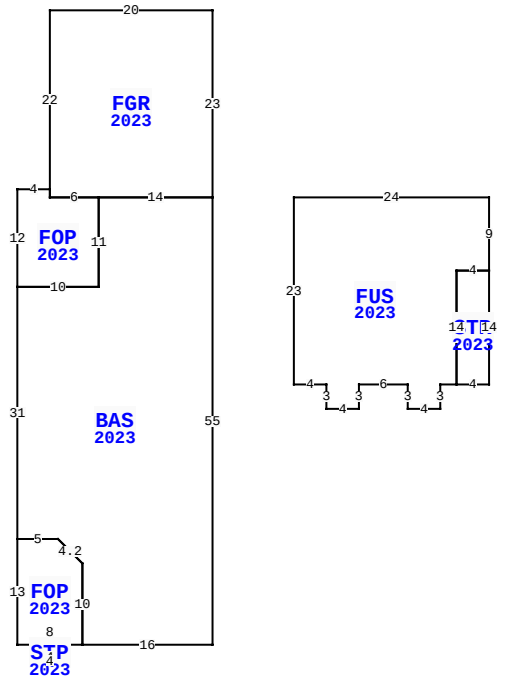
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
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	1,111	100	2023	1,111	150,529
FGR	460	55	2023	253	34,279
FOP	100	30	2023	30	4,065
FOP	114	30	2023	34	4,607
FUS	520	100	2023	520	70,455
STP	8	10	2023	1	135
STR	56	10	2023	6	813
TOTALS	2,369			1,955	264,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,955	135.4870	135.49	264,883	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE – 0% - 2024 Heated Area: 1631 HX Base Yr



230 WILDLIGHT 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	264,883
TOTAL MARKET OB/XF VALUE	2,054
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	326,937
SOH/AGL Deduction	0
ASSESSED VALUE	326,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,937
TOTAL JUST VALUE	326,937
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003496	CO ISSUED	0	03/16/2023
21017484	NEW CONSTR	275,427	12/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2261/0404	3/07/2019	SW	Q	V	05	341,500
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] W14 S11 W10 S31 E5 D3R3 S10 E16 N55 $
FGR=[YR=2023;ORIG=40,-13] E20 S23 W14 W6 N1 N22 $
FOP=[YR=2023;ORIG=36,9] E4 S1 E6 S11 W10 N12 $
FOP=[YR=2023;ORIG=36,52] E5 D3R3 S10 W8 N13 $
STP=[YR=2023;ORIG=38,65] E4 S2 W4 N2 $
FUS=[YR=2023;ORIG=70,10] E24 S9 W4 S14 W2 S3 W4 N3 W6 S3 W4 N3 W4 N23 $
STR=[YR=2023;ORIG=90,19] E4 S14 W4 N14 $
.

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	316.00	SF	6.50	6.50	100	2023	2023		100	2,054	

LAND DESCRIPTION

TOTAL OB/XF 2,054

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 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