LOT 37
ESMT IN OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

FOX DEREK GERVASE
246 WILDLIGHT AVE
YULEE, FL 32097

2025

44-2N-27-1000-0037-0000

BUILDING CHARACTERISTICS

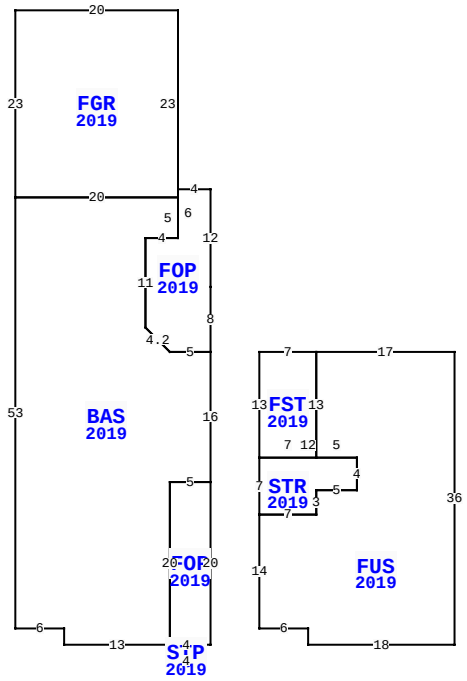
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,081	100	2019	1,081	152,084
FGR	460	55	2019	253	35,595
FOP	100	30	2019	30	4,221
FOP	132	30	2019	40	5,627
FST	91	55	2019	50	7,034
FUS	692	100	2019	692	97,357
STP	8	10	2019	1	141
STR	69	10	2019	7	985
TOTALS	2,633			2,154	303,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,154	143.5631	143.56	309,228	2019	2019	0	0	0	2.00	98.00

1 TOWNHOUSE – 100% - 2023 Heated Area: 1773 HX Base Yr 2023



246 WILDLIGHT AV, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,043
TOTAL MARKET OB/XF VALUE		3,814
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		366,857
SOH/AGL Deduction		10,547
ASSESSED VALUE		356,310
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		300,588
TOTAL JUST VALUE		366,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903175	NEW CONSTR	226,997	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2597/0378	10/18/2022	WD	Q	I	01	432,000
GRANTOR: SMITH JAMES MARTY & T						
GRANTEE: FOX DEREK GERVASE						
2570/0344	6/13/2022	LE	U	I	11	100
GRANTOR: SMTH JAMES MARTY & TI						
GRANTEE: ODUM RACHEL E & MAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-80,25] S53 E6 S2 E13 N20 E5 N16 W5 U3L3 N11 E4 N5 W20 $
FUS=[YR=2019;ORIG=-43,44] E17 S36 W18 N2 W6 N14 E7 N3 E5 N4 W5 N13 $
FGR=[YR=2019;ORIG=-60,2] W20 S23 E20 N23 $
FOP=[YR=2019;ORIG=-56,44] N8 N12 W4 S6 W4 S11 D3R3 E5 $
FOP=[YR=2019;ORIG=-57,80] E1 N20 W5 S20 E4 $
FST=[YR=2019;ORIG=-50,44] E7 S13 W7 N13 $
STR=[YR=2019;ORIG=-50,64] N7 E12 S4 W5 S3 W7 $
STP=[YR=2019;ORIG=-61,80] S2 E4 N2 W4 $
PTR=[ORIG=0,0] E15 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	8	4	32.00	SF	6.50	6.50	100	2019	2019	3	97	202	
2	0810	CONCRETE A	0	100	0	0	261.00	SF	6.50	6.50	100	2019	2019	3	97	1,646	
3	0476	VF 6 SBPL	0	100	0	0	56.00	LF	32.00	32.00	100	2019	2019	3	94	1,684	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 3,814

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 11/08/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS