LOT 38
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

RONSON BRENDA L/E/
250 WILDLIGHT AVE
YULEE, FL 32097

2025

44-2N-27-1000-0038-0000

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		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

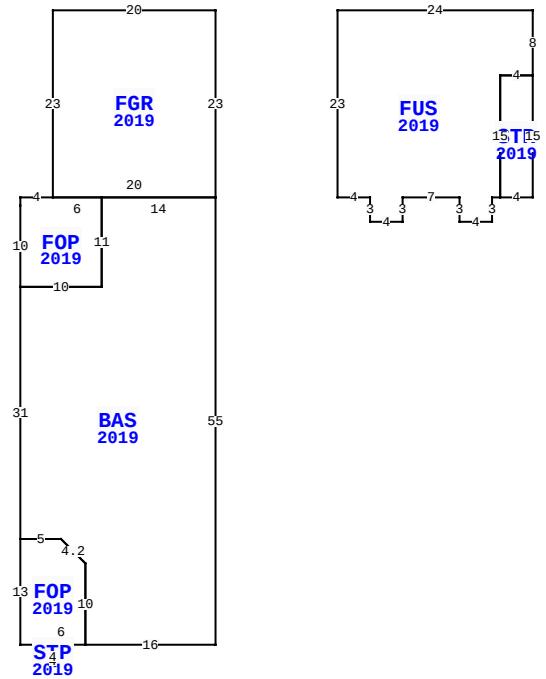
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,111	100	2019	1,111	157,622
FGR	460	55	2019	253	35,894
FOP	100	30	2019	30	4,256
FOP	110	30	2019	33	4,681
FUS	516	100	2019	516	73,207
STP	8	10	2019	1	142
STR	60	10	2019	6	852
TOTALS	2,365			1,950	276,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,950	144.7685	144.77	282,302	2019	2019	0	0	0	2.00	98.00

1 TOWNHOUSE – 100% - 2024 Heated Area: 1627 HX Base Yr 2024



250 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		276,656
TOTAL MARKET OB/XF VALUE		4,375
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		341,031
SOH/AGL Deduction		69,598
ASSESSED VALUE		271,433
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,711
TOTAL JUST VALUE		341,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1911144	CO ISSUED	0	10/23/2019
B1903176	NEW CONSTR	245,632	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/871	7/24/2025	LE	U	I	11	100
GRANTOR: RONSON BRENDA						
GRANTEE: RONSON IAN						
2799/1577	7/03/2025	QC	U	I	11	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-24,34] S31 E5 D3R3 S10 E16 N55 W14 S11 W10 $
FUS=[YR=2019;ORIG=15,0] E24 S8 W4 S15 W1 S3 W4 N3 W7 S3 W4 N3 W4 N23 $
FGR=[YR=2019;ORIG=0,0] W20 S23 E20 N23 $
FOP=[YR=2019;ORIG=-20,23] W4 S1 S10 E10 N11 W6 $
FOP=[YR=2019;ORIG=-24,65] S13 E2 E6 N10 U3L3 W5 $
STR=[YR=2019;ORIG=39,8] S15 W4 N15 E4 $
STP=[YR=2019;ORIG=-22,78] 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	245.00	SF	6.50	6.50	100	2019	2019	3	97	1,545	
3	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00	32.00	100	2019	2019	3	94	2,346	
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 4,375

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