

LOT 39
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

GREGWARE MARIA ROUKES
245 DOG TROT ST
YULEE, FL 32097

2025

44-2N-27-1000-0039-0000



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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.00	

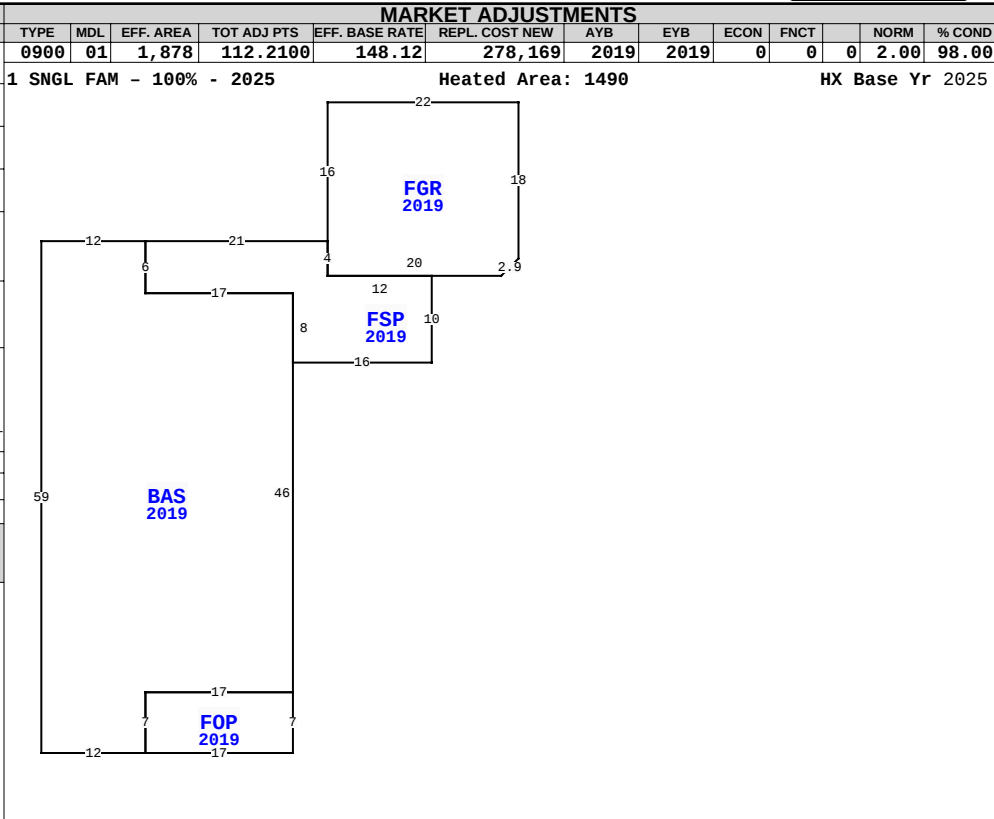
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	2019	1,490	216,285
FGR	438	55	2019	241	34,983
FOP	119	30	2019	36	5,225
FSP	278	40	2019	111	16,112

TOTALS	2,325			1,878	272,606
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	294.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
4	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PD - E	0.00	0.00	1.00

REVIEW DATE	12/31/2019	BY	NW
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245 DOG TROT ST, YULEE	BLD DATE 04/04/2022	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

L N	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	0855	CONC PAVER	0	100	0	0	294.00	SF	10.00	10.00	100	2019	2019	3	97	2,852	
2	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	100	2019	2019	3	97	815	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	
4	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2019	2019	3	94	1,263	

TOTAL OB/XF													5,212		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00				

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0	Common: 60,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		272,606	
TOTAL MARKET OB/XF VALUE		5,212	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		337,818	
SOH/AGL Deduction		201,948	
ASSESSED VALUE		135,870	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		85,148	
TOTAL JUST VALUE		337,818	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,723	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19123595	CO ISSUED	0	12/03/2019
19004965	NEW CONSTR	214,147	06/11/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2758/1980	12/23/2024	WD	Q	I	01	393,000
GRANTOR: CARTER CANDICE N						
GRANTEE: GREGWARE MARIA ROUK						
2322/1531	12/03/2019	WD	Q	I	02	311,800
GRANTOR: D S WARE HOMES LLC						
GRANTEE: CARTER CANDICE N						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2019] W22 S16 FSP=[YR=2019] W21 BAS=[YR=2019] W12 S59 E12 FOP=[YR=2019] E17 N7 W17 S7\$ N7 E17 N46 W17 N6\$ S6 E17 S8 E16 N10 W12 N4\$ S4 E20 U2 R2 N18\$.									