LOT 42
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

OTT ANDREW J
220 DOG TROT ST
YULEE, FL 32097

2025

44-2N-27-1000-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

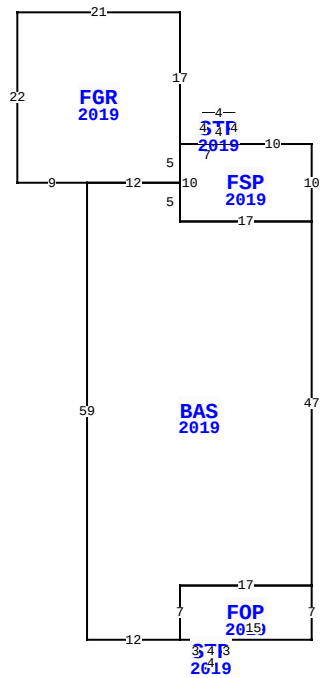
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,507	100	2019	1,507	207,100
FGR	462	55	2019	254	34,906
FOP	119	30	2019	36	4,947
FSP	170	40	2019	68	9,345
STP	12	10	2019	1	137
STP	16	10	2019	2	274
TOTALS	2,286			1,868	256,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,868	106.2320	140.23	261,950	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 1507 HX Base Yr 2020



220 DOG TROT ST, YULEE

BLD DATE	04/04/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,711
TOTAL MARKET OB/XF VALUE		3,676
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		320,387
SOH/AGL Deduction		66,140
ASSESSED VALUE		254,247
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		198,525
TOTAL JUST VALUE		320,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010935	CO ISSUED	0	10/16/2019
19005774	NEW CONSTR	212,782	06/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2314/0984	10/18/2019	WD	Q	I	02	302,200
GRANTOR: D S WARE HOMES LLC						
GRANTEE: OTT ANDREW J						
2235/0535	11/06/2018	SW	Q	V	05	311,900
GRANTOR: WILDLIGHT LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W10 STP=[YR=2019] N4W4S4E4$ W7 FGR=[YR=2019] N17 W21 S22 E9 BAS=[YR=2019] S59 E12 FOP=[YR=2019] E2 STP=[YR=2019] S3E4N3W4$ E15 N7 W17 S7$ N7 E17 N47 W17 N5 W12$ E12 N5$ S10 E17 N10$.

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	0855	CONC PAVER	0	100	7	4	28.00	SF	10.00	10.00	100	2019	2019	3	97	272	
2	0855	CONC PAVER	0	100	0	0	259.00	SF	10.00	10.00	100	2019	2019	3	97	2,512	
3	0855	CONC PAVER	0	100	0	0	92.00	SF	10.00	10.00	100	2019	2019	3	97	892	

LAND DESCRIPTION

TOTAL OB/XF 3,676

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	000100	C	RES	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 11/12/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS