LOT 43
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

SPEARS JANICE ANN
230 DOG TROT STREET
YULEE, FL 32097

2025

44-2N-27-1000-0043-0000

BUILDING CHARACTERISTICS

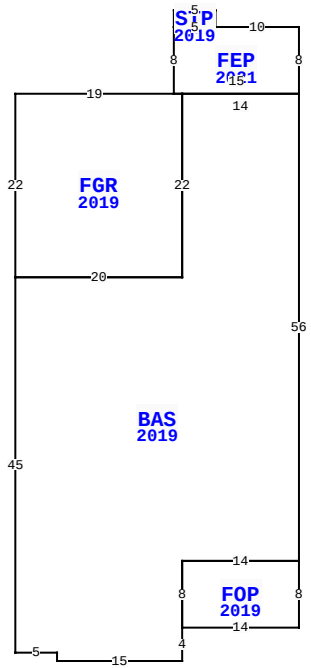
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,699	100	2019	1,699	246,190
FEP	120	80	2021	96	13,911
FGR	440	55	2019	242	35,066
FOP	112	30	2019	34	4,926
STP	10	10	2019	1	145
TOTALS	2,381			2,072	300,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,072	112.0140	147.86	306,366	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 1699 HX Base Yr 2020



230 DOG TROT ST, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,239
TOTAL MARKET OB/XF VALUE		8,168
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		368,407
SOH/AGL Deduction		72,725
ASSESSED VALUE		295,682
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,960
TOTAL JUST VALUE		368,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007990	ADDITION	33,789	08/31/2021
1912357	CO ISSUED	0	12/03/2019
19005645	NEW CONSTR	262,521	07/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2323/1583	12/06/2019	WD	Q	I	02	327,300
GRANTOR: D S WARE HOMES LLC						
GRANTEE: SPEARS JANICE ANN						
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

FEP=[YR=2021] W10 STP=[YR=2019] N2 W5 S2 E5$ W5 S8
FGR=[YR=2019] W19 S22 BAS=[YR=2019] S45 E5 S1 E15 N4
FOP=[YR=2019] E14 N8 W14 S8$ N8 E14 N56 W14 S22 W20$ E20 N22 W1$ E15 N8$.

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	0	0	794.00	SF	10.00	10.00	100	2019	2019	3	97	7,702	
2	0855	CONC PAVER	0	100	0	0	48.00	SF	10.00	10.00	100	2019	2019	3	97	466	

LAND DESCRIPTION

TOTAL OB/XF 8,168

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 10/04/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS