LOT 45
IN OR 2233/1259
ESMT PT OR 2176/356

LONG EDWARD W & FAYE G
255 JULEP STREET
YULEE, FL 32097

2025

44-2N-27-1000-0045-0000

BUILDING CHARACTERISTICS

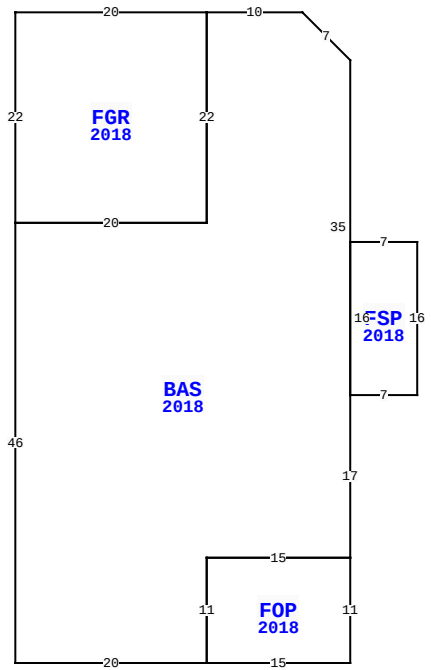
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,763	100	2018	1,763	256,825
FGR	440	55	2018	242	35,253
FOP	165	30	2018	50	7,284
FSP	112	40	2018	45	6,555
TOTALS	2,480			2,100	305,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,100	113.1900	149.41	313,761	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 1763 HX Base Yr 2019



255 JULEP ST, YULEE

BLD DATE	04/04/2022 NW	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		305,917
TOTAL MARKET OB/XF VALUE		5,490
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		371,407
SOH/AGL Deduction		143,421
ASSESSED VALUE		227,986
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,264
TOTAL JUST VALUE		371,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010838	CO ISSUED	0	10/29/2018
18004625	NEW CONSTR	228,069	05/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/1259	10/25/2018	WD	Q	I	02	287,700
GRANTOR: D S WARE HOMES LLC						
GRANTEE: LONG EDWARD W & FAY						
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

BAS=[YR=2018] U5 L5 W10 FGR=[YR=2018] W20 S22 E20 N22 $ S22 W20 S46 E20 FOP=[YR=2018] E15 N11 W15 S11 $ N11 E15 N17 FSP=[YR=2018] E7 N16 W7 S16 $ N35 $.

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	566.00	SF	10.00	10.00	100	2018	2018	3	97	5,490	

LAND DESCRIPTION

TOTAL OB/XF 5,490

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 04/12/2019 BY RK Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS