LOT 47
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

SCHMAND KATHRYN M
235 JULEP ST
YULEE, FL 32097

**2025**

**44-2N-27-1000-0047-0000**

## BUILDING CHARACTERISTICS

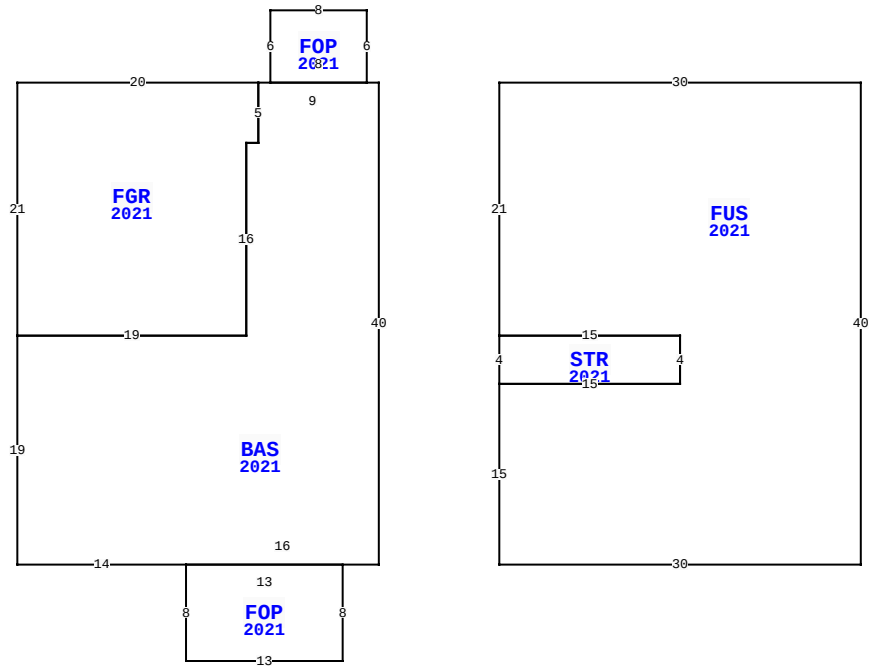
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 796 | 100 | 2021 | 796 | 121,823 |
| FGR | 404 | 55 | 2021 | 222 | 33,976 |
| FOP | 48 | 30 | 2021 | 14 | 2,142 |
| FOP | 104 | 30 | 2021 | 31 | 4,744 |
| FUS | 1,140 | 100 | 2021 | 1,140 | 174,471 |
| STR | 60 | 10 | 2021 | 6 | 919 |
| TOTALS | 2,552 | | | 2,209 | 338,074 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,209 | 117.1100 | 154.59 | 341,489 | 2021 | 2021 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 0% - 0 Heated Area: 1936 HX Base Yr




235 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 | 338,074 |
| TOTAL MARKET OB/XF VALUE | 3,403 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 401,477 |
| SOH/AGL Deduction | 9,385 |
| ASSESSED VALUE | 392,092 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 392,092 |
| TOTAL JUST VALUE | 401,477 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 385,162 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20010863 | NEW CONSTR | 262,742 | 11/06/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2495/0055 | 9/02/2021 | WD | Q | I | 01 | 358,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: SCHMAND KATHRYN M | | | | | | |
| 2392/1560 | 9/15/2020 | WD | Q | V | 05 | 423,000 |
| GRANTOR: D S WARE HOMES LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W1 FOP=[YR=2021] N6 W8 S6 E8 $ W9 FGR=[YR=2021] W20 S21 E19 N16 E1 N5$ S5 W1 S16 W19 S19 E14 FOP=[YR=2021] S8 E13 N8 W13$ E16 N40 $ PTR=E10 FUS=[YR=2021] S21 STR=[YR=2021] S4 E15 N4 W15$ E15 S4 W15 S15 E30 N40 W30$ W10$.

## 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 661.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 3,403 | |

TOTAL OB/XF 3,403

## LAND DESCRIPTION

| 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 | 0 | | 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