LOT 48
IN OR 2234/1306
ESMT PT OR 2176/356

VICKERS MATTHEW W & PAIGE R
225 JULEP ST
YULEE, FL 32097

2025

44-2N-27-1000-0048-0000

BUILDING CHARACTERISTICS

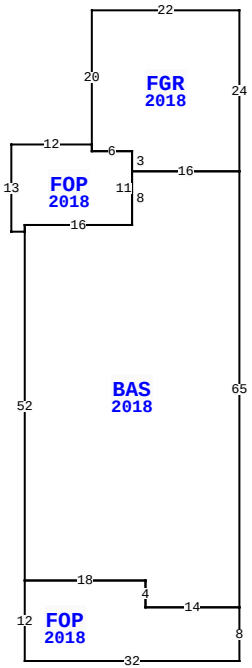
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,880	100	2018	1,880	262,009
FGR	510	55	2018	280	39,022
FOP	212	30	2018	64	8,919
FOP	328	30	2018	98	13,658
TOTALS	2,930			2,322	323,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,322	108.2900	142.94	331,907	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 1880 HX Base Yr 2019



225 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		323,609
TOTAL MARKET OB/XF VALUE		4,831
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		388,440
SOH/AGL Deduction		111,472
ASSESSED VALUE		276,968
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,246
TOTAL JUST VALUE		388,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011021	CO ISSUED	0	11/02/2018
18004623	NEW CONSTR	257,668	05/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2234/1306	10/31/2018	WD	Q	I	01	326,600
GRANTOR: D S WARE HOMES LLC						
GRANTEE: VICKERS MATTHEW W &						
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

FGR=[YR=2018] W22 S20 FOP=[YR=2018] W12 S13 E2
BAS=[YR=2018] S52 FOP=[YR=2018] S12 E32 N8 W14 N4 W18 $ E18 S4 E14 N65 W16S8 W16 S1$N1 E16 N11 W6 N1 $ S1E6 S3 E16 N24$.

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	498.00	SF	10.00	10.00	100	2018	2018	3	97	4,831	

LAND DESCRIPTION

TOTAL OB/XF 4,831

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