LOT 49
IN OR 2240/1849
ESMT PT OR 2176/356

FRANK CHRISTOPHER S & CAROLE A
220 JULEP ST
YULEE, FL 32097

2025

44-2N-27-1000-0049-0000

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

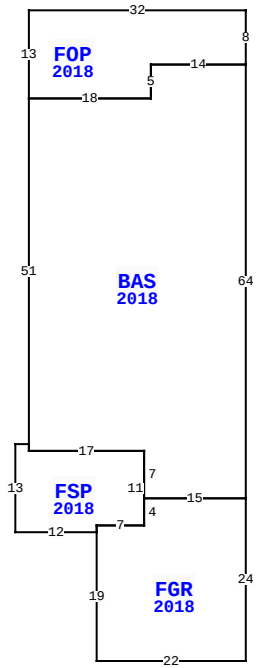
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	2018	1,839	265,583
FGR	500	55	2018	275	39,715
FOP	346	30	2018	104	15,019
FSP	223	40	2018	89	12,853
TOTALS	2,908			2,307	333,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,307	112.2100	148.12	341,713	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 1839 HX Base Yr 2019



220 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		333,170
TOTAL MARKET OB/XF VALUE		4,966
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		398,136
SOH/AGL Deduction		114,410
ASSESSED VALUE		283,726
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		228,004
TOTAL JUST VALUE		398,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007564	SOLAR PANELS	29,376	08/25/2021
18011842	CO ISSUED	0	12/03/2018
18004624	NEW CONSTR	257,668	05/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2240/1849	11/14/2018	WD	Q	I	01	313,400
GRANTOR: D S WARE HOMES LLC						
GRANTEE: FRANK CHRISTOPHER S						
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

FOP=[YR=2018] W32 S13 BAS=[YR=2018] S51 FSP=[YR=2018] W2 S13 E12 FGR=[YR=2018] S19 E22 N24 W15 S4 W7 S1$ N1 E7 N11 W17 N1$ S1 E17 S7 E15 N64 W14 S5 W18$ E18 N5 E14 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	512.00	SF	10.00	10.00	100	2018	2018	3	97	4,966	

LAND DESCRIPTION

TOTAL OB/XF 4,966

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