LOT 53
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

WORTHAM CHARLES J & GLINDA D
250 MORNING RAY WAY
YULEE, FL 32097

2025

44-2N-27-1000-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

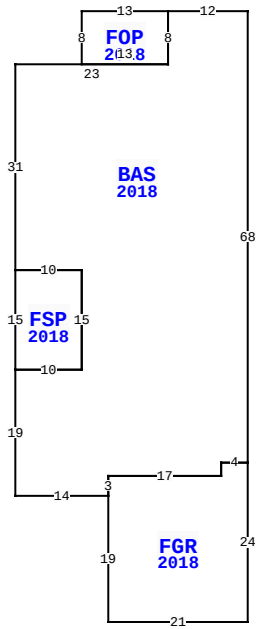
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

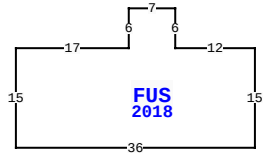
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,150	100	2018	2,150	313,369
FGR	470	55	2018	258	37,604
FOP	104	30	2018	31	4,518
FSP	150	40	2018	60	8,745
FUS	582	100	2018	582	84,828
TOTALS	3,456			3,081	449,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,081	113.2520	149.49	460,579	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 2023 Heated Area: 2732 HX Base Yr





250 MORNING RAY WAY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	449,065
TOTAL MARKET OB/XF VALUE	21,684
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	530,749
SOH/AGL Deduction	0
ASSESSED VALUE	530,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	530,749
TOTAL JUST VALUE	530,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	509,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012854	SWIM POOL	21,000	08/22/2022
18008686	NEW CONSTR	347,135	08/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/0079	2/19/2022	WD	Q	I	01	510,000
GRANTOR: EAKIN SHAWN & BRETT A						
GRANTEE: WORTHAM CHARLES J &						
2260/0589	3/01/2019	WD	Q	I	01	382,900
GRANTOR: D S WARE HOMES LLC						
GRANTEE: EAKIN SHAWN & BRETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] W13 S8 E13 N8 $ S8 W23 S31
FSP=[YR=2018] S15 E10 N15 W10 $ E10 S15 W10 S19 E14
FGR=[YR=2018] S19 E21 N24 W4 S2 W17 S3 $ N3 E17 N2 E4 N68 $
PTR = E30 FUS=[YR=2018] E17 N6 E7 S6 E12 S15 W36 N15 $ W30
$.

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	0	0	0	590.00	SF	10.00	10.00	100	2018	2018	3	97	5,723	
2	0866	POOL FIBER	0	0	19	8	152.00	SF	72.00	72.00	100	2022	2022	3	93	10,178	
3	0810	CONCRETE A	0	0	0	0	248.00	SF	6.50	6.50	100	2022	2022	3	99	1,596	
4	0470	VNYL GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2022	2022	3	98	1,176	
5	0476	VF 6 SBPL	0	0	0	0	96.00	LF	32.00	32.00	100	2022	2022	3	98	3,011	

LAND DESCRIPTION

TOTAL OB/XF 21,684

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 12/19/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS