LOT 54
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

DROST GUY M JR
240 MORNING RAY WAY
YULEE, FL 32097

2025

44-2N-27-1000-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

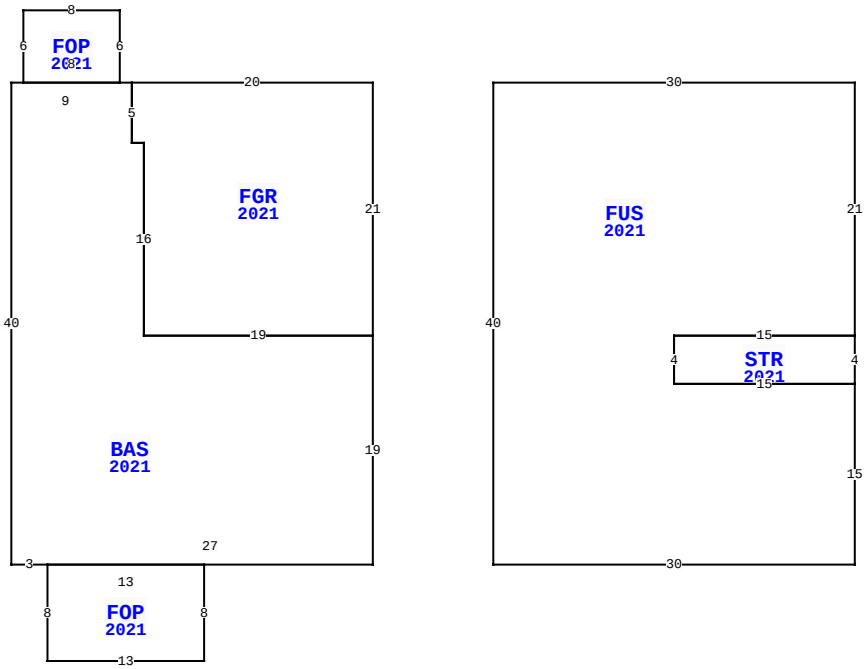
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	114,171
FGR	404	55	2021	222	31,841
FOP	48	30	2021	14	2,008
FOP	104	30	2021	31	4,446
FUS	1,140	100	2021	1,140	163,511
STR	60	10	2021	6	860
TOTALS	2,552			2,209	316,840

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	109.7600	144.88	320,040	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 1936 HX Base Yr 2022



240 MORNING RAY WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,840
TOTAL MARKET OB/XF VALUE		2,996
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		379,836
SOH/AGL Deduction		98,638
ASSESSED VALUE		281,198
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		225,476
TOTAL JUST VALUE		379,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010826	NEW CONSTR	262,742	11/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/1562	6/28/2021	WD	Q	I	01	355,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DROST GUY M JR						
2392/1560	9/15/2020	WD	Q	V	05	423,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: DREAM FINDERS HOMES						

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	100	0	0	582.00	SF	5.20	5.20	100	2021	2021	3	99	2,996	

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W20 BAS=[YR=2021] W1 FOP=[YR=2021] N6 W8 S6 E8$ W9 S40 E3 FOP=[YR=2021] S8 E13 N8 W13$ E27 N19 W19 N16 W1 N5$ S5 E1 S16 E19 N21$ PTR=E10 FUS=[YR=2021] S40 E30 N15 STR=[YR=2021] N4 W15 S4 E15$ W15 N4 E15 N21 W30$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 2,996

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 01/04/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS