

HEAD HORACE HILORY & JENNIFER FENNEL
230 MORNING RAY WAY
YULEE, FL 32097

44-2N-27-1000-0055-0000



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

0331

HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1114

CLAY TILE 50
CARPET 50

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4 100
3.5 100
WOOD FRAME 100

Stories
Units
Occupancy

2.00

2. 100
0 100
NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA04

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

60

30

2021

18

2,755

FUS

1,140

100

2021

1,140

174,471

STR

60

10

2021

6

919

TOTALS

2,508

2,196

336,085

CONSTRUCTION

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,196

117.1100

154.59

339,480

2021

2021

0

0

1.00

99.00

1 SNGL FAM - 100% - 2024

Heated Area: 1936

HX Base Yr

BLD DATE

XF DATE

INC DATE

04/04/2022

LGL DATE

LAND DATE

AG DATE

BLD DATE

XF DATE

INC DATE

04/04/2022

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

230 MORNING RAY WAY, YULEE

L N

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

588.00

SF

5.20

5.20

100

2021

2021

3

99

3,027

LAND DESCRIPTION

TOTAL OB/XF

3,027

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

06/10/2021

BY

NW

Total Acres: 0.00

Total Land Value: 60,000

Market: 0

Agricultural: 0

Common: 60,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

336,085

3,027

60,000

399,112

5,116

393,996

13

393,996

0

399,112

0

382,892

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20010897

NEW CONSTR

261,655

11/09/2020

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2458/1874

4/30/2021

WD Q

I

01

322,900

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:HEAD HORACE HILORY

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 E12 FOP=[YR=2021] S6 E10 N6 W10\$ E18 N40 \$ PTR=E10 FUS=[YR=2021] S21 STR=[YR=2021] S4 E15 N4 W15\$ E15 S4 W15 S15 E30 N40 W30\$ W10\$.