LOT 58
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

JEWELL JONATHAN R & DESTINEE LEE
255 MORNING RAY WAY
YULEE, FL 32097

2025

44-2N-27-1000-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

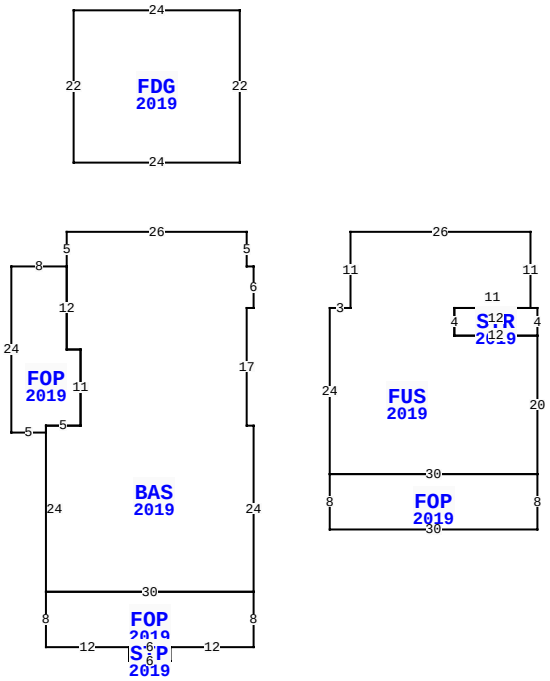
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,432	100	2019	1,432	206,869
FDG	528	60	2019	317	45,794
FOP	211	30	2019	63	9,101
FOP	240	30	2019	72	10,402
FOP	240	30	2019	72	10,402
FUS	958	100	2019	958	138,395
STP	12	10	2019	1	144
STR	48	10	2019	5	722
TOTALS	3,669			2,920	421,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,920	111.6720	147.41	430,437	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2025 Heated Area: 2390 HX Base Yr 2025



255 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		421,828
TOTAL MARKET OB/XF VALUE		5,622
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		487,450
SOH/AGL Deduction		0
ASSESSED VALUE		487,450
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		436,728
TOTAL JUST VALUE		487,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009419	GARAGE	0	01/01/2019
18094219	NEW CONSTR	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/1047	6/08/2020	WD	Q	I	01	387,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JEWELL JONATHAN RYA						
2236/0709	11/09/2018	SW	Q	V	05	249,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,449.00	SF	4.00	4.00	100	2019	2019	3	97	5,622	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W26 S5 S12 E2 S11 W5 S24 E30 N24 W1 N17 E1 N6 W1 N5 $
FUS=[YR=2019;ORIG=15,0] S11 W3 S24 E30 N20 W12 N4 E11 N11 W26 $
FDG=[YR=2019;ORIG=-25,-32] S22 E24 N22 W24 $
FOP=[YR=2019;ORIG=-29,52] S8 E12 E6 E12 N8 W30 $
FOP=[YR=2019;ORIG=12,35] S8 E30 N8 W30 $
FOP=[YR=2019;ORIG=-26,5] W8 S24 E5 N1 E5 N11 W2 N12 $
STR=[YR=2019;ORIG=42,15] N4 W12 S4 E12 $
STP=[YR=2019;ORIG=-17,60] S2 E6 N2 W6 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,622

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 07/12/2019 BY RK Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS