LOT 64
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

CALINGO HOLLY JO & NOAH
225 FLOCO AVE
YULEE, FL 32097

2025

44-2N-27-1000-0064-0000

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	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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

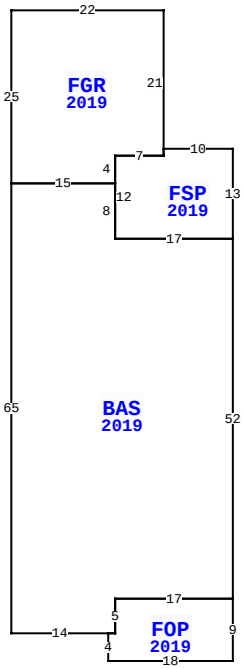
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,859	100	2019	1,859	267,006
FGR	522	55	2019	287	41,222
FOP	157	30	2019	47	6,750
FSP	214	40	2019	86	12,352
TOTALS	2,752			2,279	327,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,279	111.0340	146.56	334,010	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 1859 HX Base Yr 2020



225 FLOCO AV, 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		327,330
TOTAL MARKET OB/XF VALUE		10,001
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		397,331
SOH/AGL Deduction		85,032
ASSESSED VALUE		312,299
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		261,577
TOTAL JUST VALUE		397,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012897	CO ISSUED	0	12/20/2019
19005221	NEW CONSTR	261,233	06/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/0709	12/26/2019	WD	Q	I	01	314,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: CALINGO HOLLY JO &						
2235/0535	11/06/2018	SW	Q	V	05	311,900
GRANTOR: WILDLIGHT LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W22 S25 BAS=[YR=2019] S65 E14 FOP=[YR=2019] S4 E18 N9 W17 S5 W1$ E1 N5 E17 N52 FSP=[YR=2019] N13 W10 S1 W7 S12 E17$ W17 N8 W15$ E15 N4 E7 N21$.

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	293.00	SF	10.00	10.00	100	2019	2019	3	97	2,842	
2	0855	CONC PAVER	0	100	0	0	738.00	SF	10.00	10.00	100	2019	2019	3	97	7,159	

LAND DESCRIPTION

TOTAL OB/XF 10,001

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 12/31/2019 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS