LOT 65
IN OR 2240/1865
ESMT PT OR 2176/356

POWELL ANDREW & BROOKE E
229 FLOCO AV
YULEE, FL 32097

**2025**

**44-2N-27-1000-0065-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

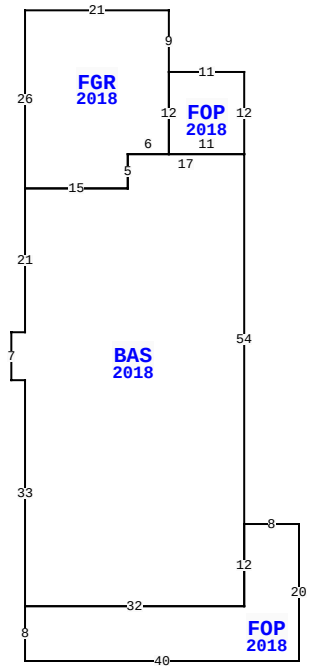
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 03 | CENTRAL 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 | 2,051 | 100 | 2018 | 2,051 | 293,960 |
| FGR | 516 | 55 | 2018 | 284 | 40,704 |
| FOP | 132 | 30 | 2018 | 40 | 5,733 |
| FOP | 416 | 30 | 2018 | 125 | 17,916 |
| TOTALS | 3,115 | | | 2,500 | 358,312 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,500 | 111.3600 | 147.00 | 367,500 | 2018 | 2018 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SNGL FAM – 0% - 0 Heated Area: 2051 HX Base Yr




229 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 | 358,312 |
| TOTAL MARKET OB/XF VALUE | 6,402 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 424,714 |
| SOH/AGL Deduction | 10,043 |
| ASSESSED VALUE | 414,671 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 414,671 |
| TOTAL JUST VALUE | 424,714 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 407,442 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18011785 | CO ISSUED | 0 | 11/30/2018 |
| 18006672 | NEW CONSTR | 275,935 | 06/27/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2240/1865 | 11/30/2018 | WD | Q | I | 02 | 351,100 |
| GRANTOR: D S WARE HOMES LLC | | | | | | |
| GRANTEE: POWELL ANDREW & BRO | | | | | | |
| 2203/1180 | 6/13/2018 | QC | U | V | 11 | 100 |
| GRANTOR: RAYDIENT LLC D/B/A RA | | | | | | |
| GRANTEE: WILDLIGHT LLC ET AL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2018] S8 E40 N20 W8 BAS=[YR=2018] N54 FOP=[YR=2018] N12 W11 FGR=[YR=2018] N9 W21 S26 E15 N5 E6 N12$ S12 E11$ W17 S5 W15 S21 W2 S7 E2 S33 E32 N12 $ S12 W32 $.

## 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 | 660.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 97 | 6,402 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,402

| 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 04/12/2019 BY RK Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS