LOT 71
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HAWASHEM NASIM & NORMA LUCIA
242 FLOCO AV
YULEE, FL 32097

2025

44-2N-27-1000-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

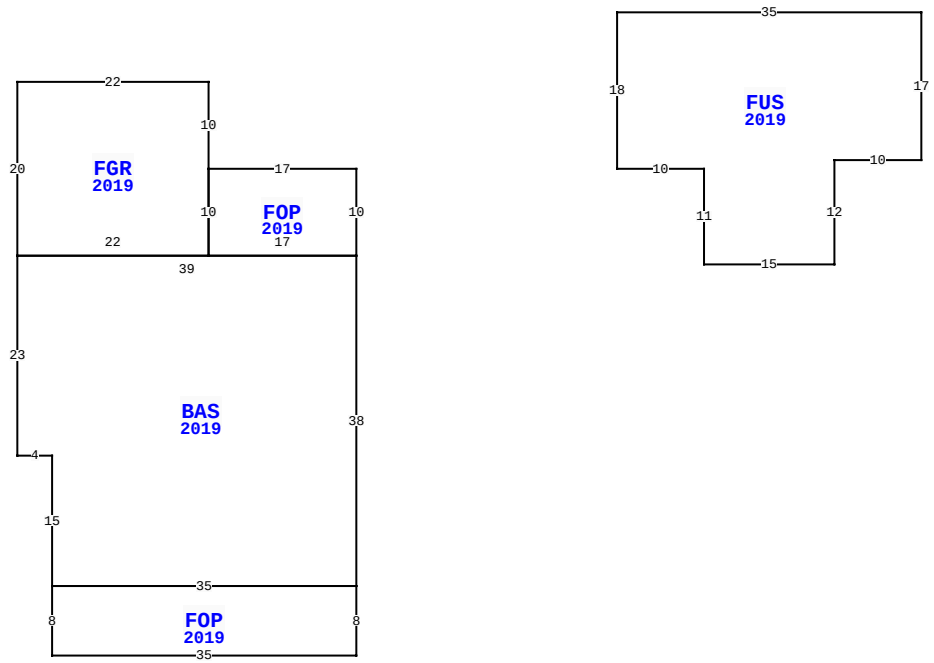
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,422	100	2019	1,422	200,435
FGR	440	55	2019	242	34,111
FOP	170	30	2019	51	7,188
FOP	280	30	2019	84	11,840
FUS	785	100	2019	785	110,649
TOTALS	3,097			2,584	364,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,584	108.9600	143.83	371,657	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 2207 HX Base Yr 2021



242 FLOCO AV, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		364,224
TOTAL MARKET OB/XF VALUE		3,932
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		428,156
SOH/AGL Deduction		85,364
ASSESSED VALUE		342,792
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,070
TOTAL JUST VALUE		428,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001420	CO ISSUED	0	02/14/2019
18006583	NEW CONSTR	290,457	06/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2355/1789	4/17/2020	WD	Q	I	01	335,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HAWASHEM NASIM & NO						
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=2019] W17 FGR=[YR=2019] N10 W22 S20 BAS=[YR=2019] S23 E4 S15 FOP=[YR=2019] S8 E35 N8 W35 $ E35 N38 W39 $ E22 N10 $ S10 E17 N10 $ PTR= E30 FUS=[YR=2019] N18 E35 S17 W10 S12 W15 N11 W10 $ W30 $.

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	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	2019	2019	3	97	397	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2019	2019	3	97	473	
3	0811	CONCRETE B	0	100	0	0	607.00	SF	5.20	5.20	100	2019	2019	3	97	3,062	

LAND DESCRIPTION

TOTAL OB/XF 3,932

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 05/01/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS