LOT 4
ESMT PT OR 2176/356
ESMT PT OR 2182/1248

**HARBISON DENNIS & ROSANNE**
237 FLOCO AVE
YULEE, FL 32097

**2026**

**44-2N-27-1000-0004-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

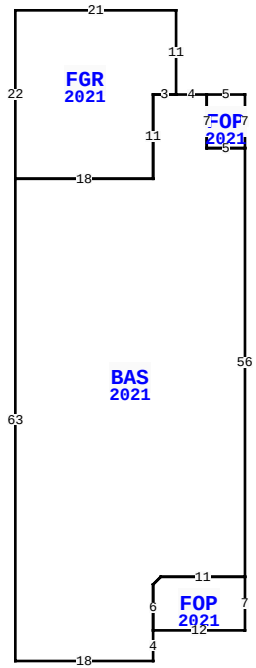
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 1,856 | 100 | 2021 | 1,856 | 282,158 |
| FGR | 429 | 55 | 2021 | 236 | 35,878 |
| FOP | 35 | 30 | 2021 | 10 | 1,520 |
| FOP | 84 | 30 | 2021 | 25 | 3,801 |
| TOTALS | 2,404 | | | 2,127 | 323,357 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,127 | 111.0340 | 154.34 | 328,281 | 2021 | 2021 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM 0% - 2025 Heated Area: 1856 HX Base Yr




234 DAYDREAM AV, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 323,357 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 383,357 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 383,357 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 383,357 |
| TOTAL JUST VALUE | 383,357 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 371,607 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20011096 | NEW CONSTR | 251,883 | 11/13/2020 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2718/1259 | 6/13/2024 | WD | Q | I | 01 | 405,000 |
| GRANTOR: HENDRIX CINDY E | | | | | | |
| GRANTEE: HARBISON DENNIS & R | | | | | | |
| 2582/0994 | 8/01/2022 | WD | Q | I | 01 | 415,000 |
| GRANTOR: CRESWELL DERRAL E III | | | | | | |
| GRANTEE: HENDRIX CINDY E | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FOP=[YR=2021] W5 BAS=[YR=2021] W4 FGR=[YR=2021] N11 W21 S22 E18 N11 E3$ W3 S11 W18 S63 E18 N4 FOP=[YR=2021] E12 N7 W11 L1 D1 S6$ N6 U1 R1 E11 N56 W5 N7$ S7 E5 N7$.

### EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS