

LOT 6
ESMT PT OR 2176/356
ESMT PT OR 2182/1248

WHITE MAYA ALEXANDRA/WHITE MICHAEL GERARD
244 DAYDREAM AVENUE
YULEE, FL 32097

2026

44-2N-27-1000-0006-0000



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	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	05	Quality Level 05			
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	895	100	2024	895	112,287
FDG	440	60	2024	264	33,122
FOP	84	30	2024	25	3,136
FOP	126	30	2024	38	4,767
FUS	938	100	2024	938	117,681
STP	8	10	2024	1	125
TOTALS	2,491			2,161	271,118

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,161	120.0892	126.09	272,480	2023	2023	0	0	0.50	99.50
1 TOWNHOUSE 100% - 2024 Heated Area: 1833 HX Base Yr 2024											
244 DAYDREAM AV, YULEE											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 4								Tax Dist:				
BUILDING MARKET VALUE								271,118				
TOTAL MARKET OB/XF VALUE								0				
TOTAL LAND VALUE - MARKET								60,000				
TOTAL MARKET VALUE								331,118				
SOH/AGL Deduction								0				
ASSESSED VALUE								331,118				
TOTAL EXEMPTION VALUE								HX HB		51,411		
BASE TAXABLE VALUE								279,707				
TOTAL JUST VALUE								331,118				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								352,545				