LOT 8
ESMT PT OR 2176/356
ESMT PT OR 2182/1248

JOHNSON JEAN MARY L/E/
256 DAYDREAM AVE
YULEE, FL 32097

2026

44-2N-27-1000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

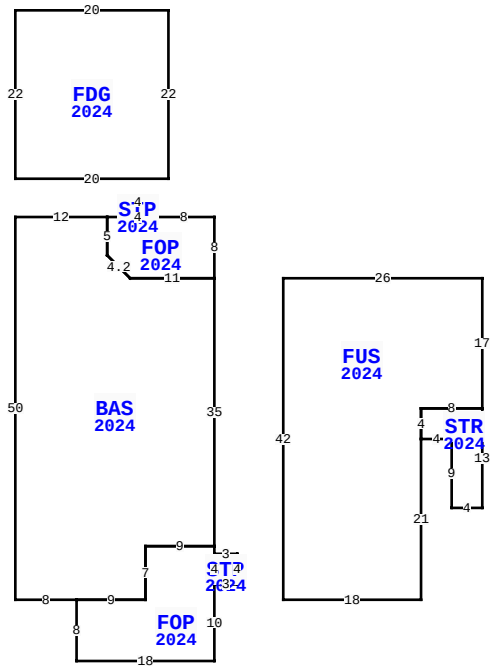
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,130	100	2024	1,130	140,499
FDG	440	60	2024	264	32,824
FOP	108	30	2024	32	3,979
FOP	207	30	2024	62	7,709
FUS	892	100	2024	892	110,907
STP	8	10	2024	1	124
STP	12	10	2024	1	124
STR	68	10	2024	7	871
TOTALS	2,865			2,389	297,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,389	119.0112	124.96	298,529	2023	2023	0	0	0	0.50	99.50

1 TOWNHOUSE 0% - 2026 Heated Area: 2022 HX Base Yr



256 DAYDREAM AV, YULEE

BLD DATE		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	297,036
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	357,036
SOH/AGL Deduction	0
ASSESSED VALUE	357,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	357,036
TOTAL JUST VALUE	357,036
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	380,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010021	CO ISSUED		08/04/2023
22010106	NEW CONSTR	307,895	06/30/2022
22010107	ADDITION	26,348	06/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2832/595	12/01/2025	LE	U	I	11	100
GRANTOR: JOHNSON JEAN MARY						
GRANTEE: JOHNSON MICHAEL ROB						
2788/1113	5/16/2025	SW	Q	I	02	419,000
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: JOHNSON JEAN MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=12,10] W12 S50 E8 E9 N7 E9 N35 W11 U3L3 N5 $
FOP=[YR=2024;ORIG=8,60] S8 E18 N10 N4 N1 W9 S7 W9 $
STP=[YR=2024;ORIG=26,54] E3 S4 W3 N4 $
STP=[YR=2024;ORIG=14,8] E4 S2 W4 N2 $
FOP=[YR=2024;ORIG=12,10] S5 D3R3 E11 N8 W8 W4 W2 $
FUS=[YR=2024;ORIG=35,18] E26 S17 W8 S4 S21 W18 N42 $
STR=[YR=2024;ORIG=53,35] E8 S13 W4 N9 W4 N4 $
FDG=[YR=2024;ORIG=0,-17] E20 S22 W20 N22 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000310	C	TOWNHOUSE	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 07/26/2023 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS