LOT 12
IN OR 2338/1224
ESMT PT OR 2176/356

LINDVA ISABELL C &/DUNN DAVID LEE ISSAC
4301 S FLAMINGO RD SUITE 106, PMB 1038
DAVIE, FL 33330

2026

44-2N-27-1000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

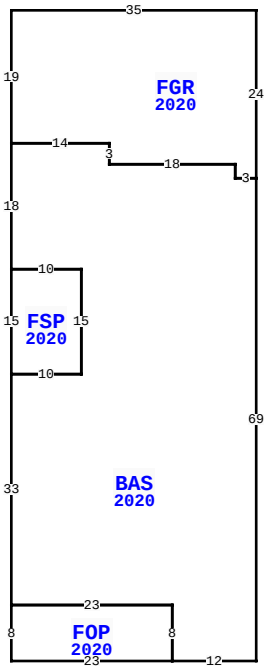
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,187	100	2020	2,187	316,024
FGR	734	55	2020	404	58,379
FOP	184	30	2020	55	7,948
FSP	150	40	2020	60	8,670
TOTALS	3,255			2,706	391,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,706	106.0800	147.45	399,000	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 0% - 2024 Heated Area: 2187 HX Base Yr



274 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	391,020
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	451,020
SOH/AGL Deduction	0
ASSESSED VALUE	451,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	451,020
TOTAL JUST VALUE	451,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	443,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001054	CO ISSUED	0	02/05/2020
19009325	NEW CONSTR	307,881	08/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2338/1224	2/07/2020	WD	Q	I	02	400,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: LINDVA ISABELL C &						
2235/0535	11/06/2018	SW	Q	V	05	311,900
GRANTOR: WILDLIGHT LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W35 S19 BAS=[YR=2020] S18 FSP=[YR=2020] S15 E10 N15 W10$ E10 S15 W10 S33 FOP=[YR=2020] S8 E23 N8 W23$ E23 S8 E12 N69 W3 N2 W18 N3 W14$ E14 S3 E18 S2 E3 N24$.

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