LOT 18
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

STONE MARYFAITH & WALTER C
255 DAYDREAM AVE
YULEE, FL 32097

2026

44-2N-27-1000-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

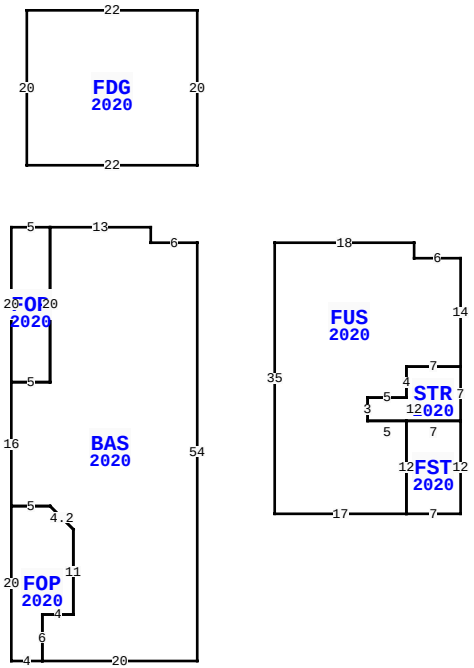
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	1,101	100	2020	1,101	135,563
FDG	440	60	2020	264	32,506
FOP	100	30	2020	30	3,694
FOP	132	30	2020	40	4,925
FST	84	55	2020	46	5,663
FUS	680	100	2020	680	83,726
STR	64	10	2020	6	739
TOTALS	2,601			2,167	266,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,167	119.6580	125.64	272,262	2020	2020	0	0	0	2.00	98.00

1 TOWNHOUSE 100% - 2024 Heated Area: 1781 HX Base Yr 2024



255 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		266,817
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		326,817
SOH/AGL Deduction		0
ASSESSED VALUE		326,817
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,406
TOTAL JUST VALUE		326,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001183	CO ISSUED	0	02/10/2020
1900203	GARAGE	21,441	08/01/2019
19008201	NEW CONSTR	22,370	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2656/1500	7/27/2023	WD	Q	I	01	409,000
GRANTOR: RUPPEL THOMAS D						
GRANTEE: STONE MARYFAITH & W						
2340/0250	2/14/2020	SW	Q	I	02	308,300
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: RUPPEL THOMAS D & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W6 N2 W13 FOP=[YR=2020] W5 S20 E5 N20$ S20 W5 S16 FOP=[YR=2020] S20 E4 N6 E4 N11 U3 L3 W5$ E5 R3 D3 S11 W4 S6 E20 N54$ PTR=N10 FDG=[YR=2020] N20 W22 S20 E22$ S10$ PTR=E10 FUS=[YR=2020] S35 E17 FST=[YR=2020] E7 N12 STR=[YR=2020] N7 W7 S4 W5 S3 E12$ W7 S12$ N12 W5 N3 E5 N4 E7 N14 W6 N2 W18$ W10$.

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	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 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