LOT 19
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

NELSON RICHARD W
251 DAYDREAM AVE
YULEE, FL 32097

2026

44-2N-27-1000-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

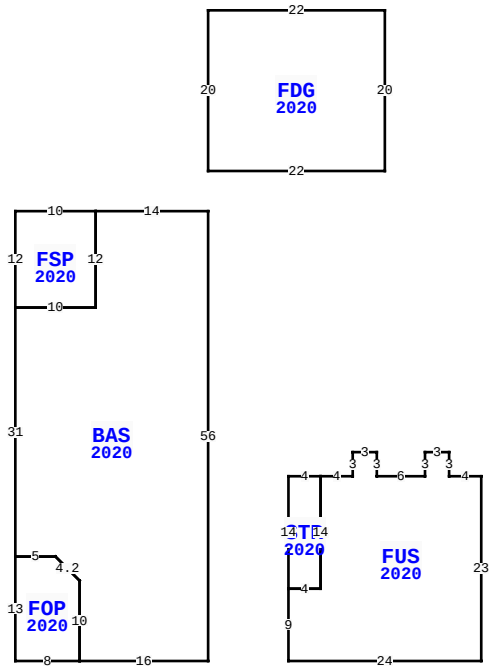
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,125	100	2020	1,125	142,510
FDG	440	60	2020	264	33,443
FOP	100	30	2020	30	3,800
FSP	120	40	2020	48	6,080
FUS	514	100	2020	514	65,111
STR	56	10	2020	6	760
TOTALS	2,355			1,987	251,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,987	123.1076	129.26	256,840	2020	2020	0	0	0	2.00	98.00

1 TOWNHOUSE 100% - 2023 Heated Area: 1639 HX Base Yr



251 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		251,703
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		311,703
SOH/AGL Deduction		0
ASSESSED VALUE		311,703
TOTAL EXEMPTION VALUE	13	311,703
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		311,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001484	CO ISSUED	0	02/19/2020
19008197	NEW CONSTR	205,069	08/01/2019
19008199	GARAGE	21,441	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2390/1306	9/09/2020	SW	Q	I	01	288,000
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: NELSON RICHARD W						
2261/0404	3/07/2019	SW	Q	V	05	341,500
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] W10 S12 E10 N12$ S12 W10 S31
FOP=[YR=2020] E5 R3 D3 S10 W8 N13$ E5 R3 D3 S10 E16
PTR=E10 FUS=[YR=2020] E24 N23 W4 N3 W3 S3 W6 N3 W3 S3 W4
STR=[YR=2020] W4 S14 E4 N14$ S14 W4 S9$ W10$ N56$ PTR=N5
FDG=[YR=2020] E22 N20 W22 S20$S5 $.

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