LOT 21
IN OR 2229/470
ESMT PT OR 2176/356

HOLLAND BRENDA S & DONALD HAROLD
243 DAYDREAM AVE
YULEE, FL 32097

2026

44-2N-27-1000-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

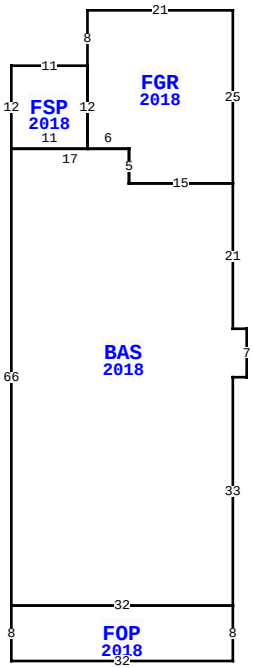
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	2,051	100	2018	2,051	315,391
FGR	495	55	2018	272	41,826
FOP	256	30	2018	77	11,841
FSP	132	40	2018	53	8,150
TOTALS	2,934			2,453	377,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,453	114.0480	158.53	388,874	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2020 Heated Area: 2051 HX Base Yr 2020



243 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		377,208
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		437,208
SOH/AGL Deduction		93,932
ASSESSED VALUE		343,276
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		291,865
TOTAL JUST VALUE		437,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006499	CO ISSUED	0	06/22/2018
17009549	NEW CONSTR	266,369	10/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2229/0470	10/05/2018	WD	Q	I	02	340,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: HOLLAND BRENDA S &						
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W21 S8 FSP=[YR=2018] W11 S12 BAS=[YR=2018] S66 FOP=[YR=2018] S8 E32 N8 W32$ E32 N33 E2 N7 W2 N21 W15 N5 W17$E11 N12$ S12 E6 S5 E15 N25$.

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	000100	C	RES	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