LOT 25
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

DAVIS JOSHUA C & AMBER R
227 DAYDREAM AVE
YULEE, FL 32097

2026

44-2N-27-1000-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

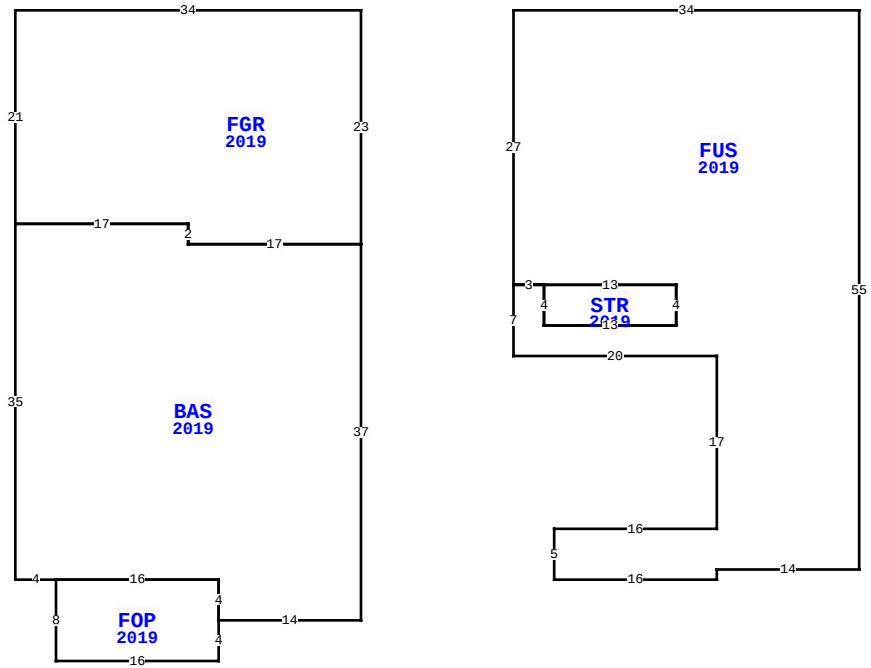
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,212	100	2019	1,212	166,832
FGR	748	55	2019	411	56,574
FOP	128	30	2019	38	5,231
FUS	1,478	100	2019	1,478	203,447
STR	52	10	2019	5	688
TOTALS	3,618			3,144	432,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,144	101.5680	141.18	443,870	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 0% - 2026 Heated Area: 2690 HX Base Yr



227 DAYDREAM AV, YULEE

BLD DATE	04/04/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	432,773
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	492,773
SOH/AGL Deduction	0
ASSESSED VALUE	492,773
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	492,773
TOTAL JUST VALUE	492,773
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	479,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010881	NEW CONSTR	336,929	10/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/0997	10/28/2020	WD	Q	I	01	385,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: DAVIS JOSHUA C & AM						
2217/0259	8/08/2018	SW	Q	V	05	272,800
GRANTOR: WILDLIGHT LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2019;ORIG=15,0] E34 S55 W14 S1 W16 N5 E16 N17 W20 N7 E3 S4 E13 N4 W13 W3 N27 $
BAS=[YR=2019;ORIG=-34,21] S35 E4 E16 S4 E14 N37 W17 N2 W17 $
FGR=[YR=2019;ORIG=0,0] W34 S21 E17 S2 E17 N23 $
FOP=[YR=2019;ORIG=-30,56] S8 E16 N4 N4 W16 $
STR=[YR=2019;ORIG=18,31] N4 E13 S4 W13 $
PTR=[ORIG=0,0] E15 W15 $
.

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