LOT 28
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

PAEK ASHLEY YAENA
213 DAYDREAM AVENUE
YULEE, FL 32097

2026

44-2N-27-1000-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

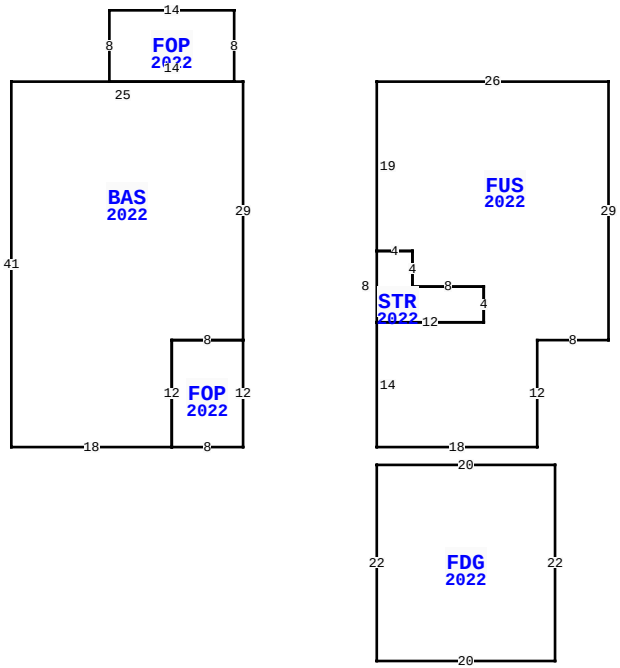
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	970	100	2022	970	120,873
FDG	440	60	2022	264	32,898
FOP	96	30	2022	29	3,614
FOP	112	30	2022	34	4,237
FUS	906	100	2022	906	112,898
STR	64	10	2022	6	747
TOTALS	2,588			2,209	275,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,209	119.8736	125.87	278,047	2022	2022	0	0	0	1.00	99.00

1 TOWNHOUSE 100% - 2024 Heated Area: 1876 HX Base Yr 2024



213 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		275,267
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		335,267
SOH/AGL Deduction		0
ASSESSED VALUE		335,267
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		283,856
TOTAL JUST VALUE		335,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008204	CO ISSUED	0	05/26/2022
21001743	NEW CONSTR	237,964	02/12/2021
21001745	ADDITION	21,467	02/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/1785	5/31/2022	SW	Q	I	01	393,100
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: PAEK ASHLEY YAENA						
2241/0856	12/04/2018	SW	Q	V	05	373,900
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W1 W25 S41 E18 N12 E8 N29 $
FUS=[YR=2022;ORIG=15,0] E26 S29 W8 S12 W18 N14 E12 N4 W8 N4 W4 N19 $
FDG=[YR=2022;ORIG=15,43] E20 S22 W20 N22 $
FOP=[YR=2022;ORIG=-1,0] N8 W14 S8 E14 $
FOP=[YR=2022;ORIG=-8,41] E8 N12 W8 S12 $
STR=[YR=2022;ORIG=15,27] N8 E4 S4 E8 S4 W12 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] E15 S40 N40 W15 $
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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