LOT 36
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

BRAY PATRICK & CAITLIN T/FUCHS DEIRDRE & FRED
240 WILDLIGHT AVE
YULEE, FL 32097

2026

44-2N-27-1000-0036-0000

BUILDING CHARACTERISTICS

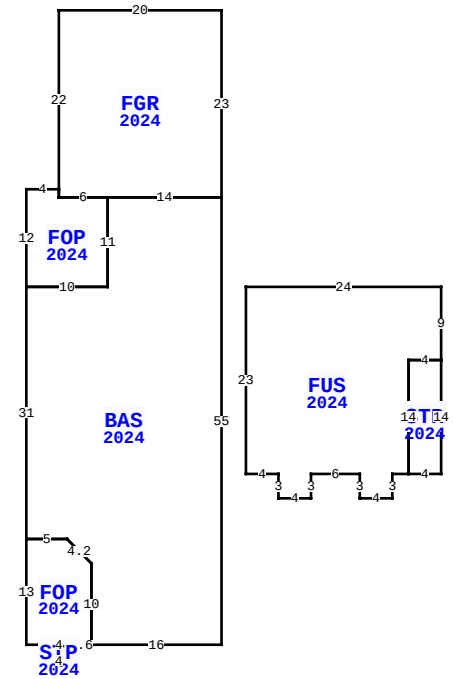
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,111	100	2024	1,111	143,144
FGR	460	55	2024	253	32,597
FOP	100	30	2024	30	3,866
FOP	114	30	2024	34	4,381
FUS	520	100	2024	520	66,998
STP	8	10	2024	1	128
STR	56	10	2024	6	773
TOTALS	2,369			1,955	251,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,955	123.3232	129.49	253,153	2023	2023	0	0	0	0.50	99.50

1 TOWNHOUSE 0% - 2025 Heated Area: 1631 HX Base Yr



240 WILDLIGHT AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	251,887
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	311,887
SOH/AGL Deduction	0
ASSESSED VALUE	311,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,887
TOTAL JUST VALUE	311,887
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012889	CO ISSUED		10/06/2023
21017478	NEW CONSTR	275,427	12/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2758/40	12/20/2024	SW	Q	I	01	350,000
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: BRAY PATRICK & CAIT						
2241/0856	12/04/2018	SW	Q	V	05	373,900
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] W14 S11 W10 S31 E5 D3R3 S10 E16 N55 $
FGR=[YR=2024;ORIG=30,-13] E20 S23 W14 W6 N1 N22 $
FOP=[YR=2024;ORIG=26,9] E4 S1 E6 S11 W10 N12 $
FOP=[YR=2024;ORIG=26,52] E5 D3R3 S10 D0.1L2.6 U0.1L3.6 W2 N13 $
STP=[YR=2024;ORIG=28,65] E4 S2 W4 N2 $
FUS=[YR=2024;ORIG=53,21] E24 S9 W4 S14 W2 S3 W4 N3 W6 S3 W4 N3 W4 N23 $
STR=[YR=2024;ORIG=73,30] E4 S14 W4 N14 $
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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	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 11/07/2023 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS