LOT 39
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

GREGWARE MARIA ROUKES
245 DOG TROT ST
YULEE, FL 32097

2026

44-2N-27-1000-0039-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

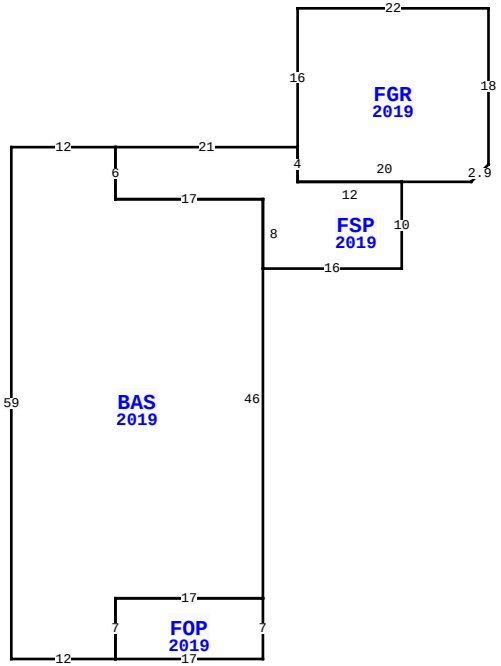
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	2019	1,490	226,585
FGR	438	55	2019	241	36,649
FOP	119	30	2019	36	5,475
FSP	278	40	2019	111	16,880
TOTALS	2,325			1,878	285,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,878	112.2100	155.97	292,912	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2025 Heated Area: 1490 HX Base Yr 2025



245 DOG TROT ST, 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		285,589
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		345,589
SOH/AGL Deduction		206,051
ASSESSED VALUE		139,538
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,127
TOTAL JUST VALUE		345,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19123595	CO ISSUED	0	12/03/2019
19004965	NEW CONSTR	214,147	06/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2758/1980	12/23/2024	WD	Q	I	01	393,000
GRANTOR: CARTER CANDICE N						
GRANTEE: GREGWARE MARIA ROUK						
2322/1531	12/03/2019	WD	Q	I	02	311,800
GRANTOR: D S WARE HOMES LLC						
GRANTEE: CARTER CANDICE N						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W22 S16 FSP=[YR=2019] W21 BAS=[YR=2019] W12 S59 E12 FOP=[YR=2019] E17 N7 W17 S7$ N7 E17 N46 W17 N6$ S6 E17 S8 E16 N10 W12 N4$ S4 E20 U2 R2 N18$.

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