LOT 51
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HARBISON DARCIE BRAE
157 CONTINUUM LOOP
YULEE, FL 32097

2026

44-2N-27-1000-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

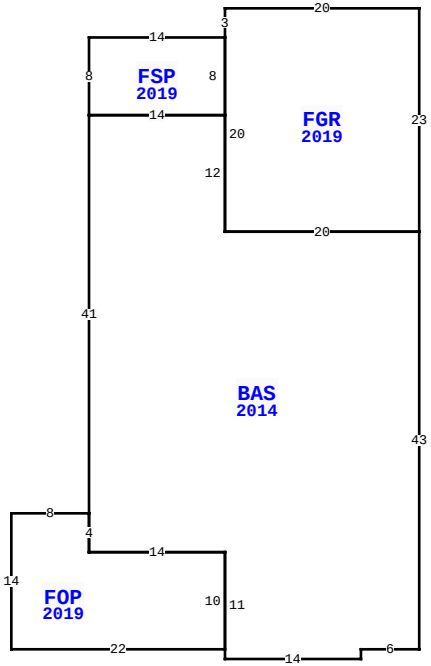
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,504	100	2014	1,504	222,526
FGR	460	55	2019	253	37,433
FOP	252	30	2019	76	11,245
FSP	112	40	2019	45	6,658
TOTALS	2,328			1,878	277,861

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	109.1720	151.75	284,986	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 0% - 2025 Heated Area: 1504 HX Base Yr



240 JULEP 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	277,861
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	337,861
SOH/AGL Deduction	0
ASSESSED VALUE	337,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,861
TOTAL JUST VALUE	337,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010269	NEW CONSTR	206,679	10/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2293/1499	7/24/2019	WD	Q	I	01	293,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: HARBISON DARCIE BRA						
2217/0259	8/08/2018	SW	Q	V	05	272,800
GRANTOR: WILDLIGHT LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W20 S3 FSP=[YR=2019] W14 S8 BAS=[YR=2014] S41 FOP=[YR=2019] W8 S14 E22 N10 W14 N4$ S4 E14 S11 E14 N1 E6 N43 W20 N12 W14$ E14 N8$ S20 E20 N23$.

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	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