

DROST GUY M JR
240 MORNING RAY WAY
YULEE, FL 32097

44-2N-27-1000-0054-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LVT/LAMNT 50

Interior Floor13CARPET 50

Air Condition04CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms04100

Bathrooms2.5100

Frame02WOOD FRAME 100

Stories2.

Units2.

Occupancy00NONE 100

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,209109.7600152.57337,02720212021001.5098.50

1SNGLFAM100%-2022Heated Area: 1936HX Base Yr 2022

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE331,972

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE391,972

SOH/AGL Deduction103,182

ASSESSED VALUE288,790

TOTAL EXEMPTION VALUEHX HB VX56,411

BASE TAXABLE VALUE232,379

TOTAL JUST VALUE391,972

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE379,836

QUALITY03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4086.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS7961002021796119,624

FGR40455202122233,363

FOP48302021142,104

FOP104302021314,659

FUS1,14010020211,140171,321

STR601020216901

TOTALS2,5522,209331,972

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDIPTH FACT% CONDTOT ADJUUNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100PD-E0.000.001.00LT1.001.001.0060,000.0060,000.0060,000

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2476/15626/28/2021WDQI01355,800

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:DROST GUY M JR

2392/15609/15/2020WDQV05423,000

GRANTOR:D S WARE HOMES LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W20 BAS=[YR=2021] W1 FOP=[YR=2021] N6 W8 S6 E8\$
W9 S40 E3 FOP=[YR=2021] S8 E13 N8 W13\$ E27 N19 W19 N16 W1 N5\$
S5 E1 S16 E19 N21\$ PTR=E10 FUS=[YR=2021] S40 E30 N15
STR=[YR=2021] N4 W15 S4 E15\$ W15 N4 E15 N21 W30\$ W10\$.

LAND DESCRIPTION

TOTAL OB/XF0

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 07/09/2026 BY SYS