LOT 55
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HEAD HORACE HILORY & JENNIFER FENNEL
230 MORNING RAY WAY
YULEE, FL 32097

2026

44-2N-27-1000-0055-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

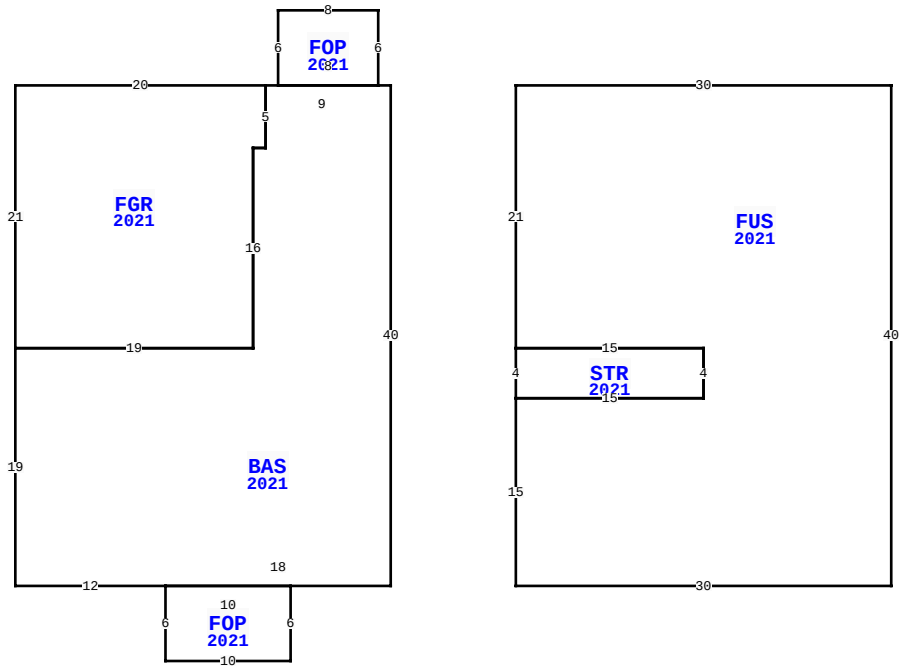
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	796	100	2021	796	127,629
FGR	404	55	2021	222	35,595
FOP	48	30	2021	14	2,245
FOP	60	30	2021	18	2,886
FUS	1,140	100	2021	1,140	182,785
STR	60	10	2021	6	962
TOTALS	2,508			2,196	352,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,196	117.1100	162.78	357,465	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2024 Heated Area: 1936 HX Base Yr



230 MORNING RAY WAY, 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		352,103
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		412,103
SOH/AGL Deduction		7,469
ASSESSED VALUE		404,634
TOTAL EXEMPTION VALUE	13	404,634
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		412,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010897	NEW CONSTR	261,655	11/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/1874	4/30/2021	WD	Q	I	01	322,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HEAD HORACE HILORY						
2392/1560	9/15/2020	WD	Q	V	05	423,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W1 FOP=[YR=2021] N6 W8 S6 E8 $ W9 FGR=[YR=2021] W20 S21 E19 N16 E1 N5$ S5 W1 S16 W19 S19 E12 FOP=[YR=2021] S6 E10 N6 W10$ E18 N40 $ PTR=E10 FUS=[YR=2021] S21 STR=[YR=2021] S4 E15 N4 W15$ E15 S4 W15 S15 E30 N40 W30$ W10$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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