LOT 60
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

JENKINS ZACKARY & REGAN
235 MORNING RAY WAY
YULEE, FL 32097

2026

44-2N-27-1000-0060-0000

BUILDING CHARACTERISTICS

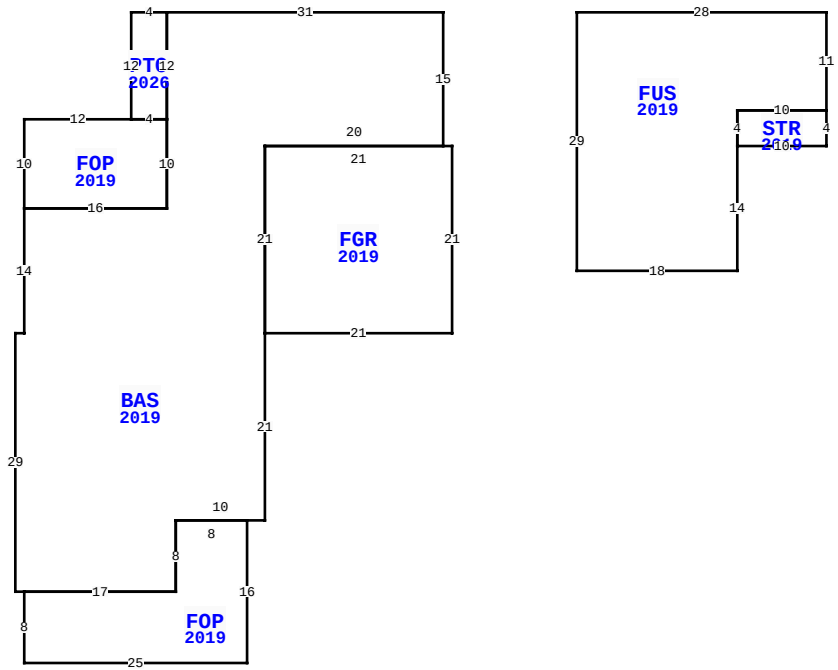
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,652	100	2019	1,652	246,099
FGR	441	55	2019	243	36,200
FOP	160	30	2019	48	7,151
FOP	264	30	2019	79	11,768
FUS	632	100	2019	632	94,149
PTO	48	5	2026	2	298
STR	40	10	2019	4	596
TOTALS	3,237			2,660	396,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,660	109.9200	152.79	406,421	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2026 Heated Area: 2284 HX Base Yr 2026



235 MORNING RAY WAY, 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		396,260
TOTAL MARKET OB/XF VALUE		40,000
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		496,260
SOH/AGL Deduction		0
ASSESSED VALUE		496,260
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		439,849
TOTAL JUST VALUE		496,260
NCON VALUE		40,298
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25009546	INGROUND FIBERGLA	32,359	08/25/2025
18012568	NEW CONSTR	301,191	12/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/1208	6/24/2025	WD	Q	I	02	541,700
GRANTOR: POUNCEY TIFFANY						
GRANTEE: JENKINS ZACKARY & R						
2648/1375	6/12/2023	QC	U	I	11	100
GRANTOR: POUNCEY TIFFANY &						
GRANTEE: POUNCEY TIFFANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W31 S12 S10 W16 S14 W1 S29 E1 E17 N8 E10 N21 N21 E20 N15 $
FUS=[YR=2019;ORIG=15,0] S29 E18 N14 N4 E10 N11 W28 $
FGR=[YR=2019;ORIG=-20,36] E21 N21 W21 S21 $
FOP=[YR=2019;ORIG=-47,65] S8 E25 N16 W8 S8 W17 $
FOP=[YR=2019;ORIG=-31,12] W4 W12 S10 E16 N10 $
STR=[YR=2019;ORIG=33,15] E10 N4 W10 S4 $
PTO=[YR=2026;ORIG=-35,0] E4 S12 W4 N12 $
PTR=[ORIG=0,0] E15 W15 $
.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2026	2025	03	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 40,000

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 02/06/2026 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS