LOT 68
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

HIGGINS JUSTIN A & ALEXA L
241 FLOCO AVE
YULEE, FL 32097

2026

44-2N-27-1000-0068-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

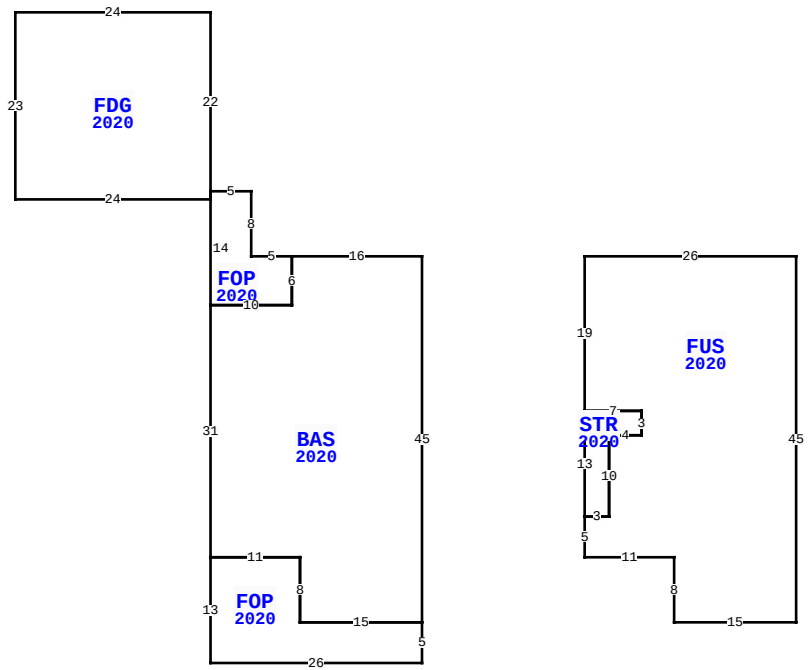
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,022	100	2020	1,022	147,009
FDG	552	60	2020	331	47,612
FOP	100	30	2020	30	4,315
FOP	218	30	2020	65	9,350
FUS	1,031	100	2020	1,031	148,303
STR	51	10	2020	5	719
TOTALS	2,974			2,484	357,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,484	105.6000	146.78	364,602	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2021 Heated Area: 2053 HX Base Yr 2021



241 FLOCO AV, 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		357,310
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		417,310
SOH/AGL Deduction		81,299
ASSESSED VALUE		336,011
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		284,600
TOTAL JUST VALUE		417,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002332	CO ISSUED	0	03/16/2020
1911611	DS WARE	286,106	11/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/1633	3/16/2020	WD	Q	I	01	365,100
GRANTOR: D S WARE HOMES LLC						
GRANTEE: HIGGINS JUSTIN A &						
2203/1180	6/13/2018	QC	U	V	11	100
GRANTOR: RAYDIENT LLC D/B/A RA						
GRANTEE: WILDLIGHT LLC ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FOP=[YR=2020] W5 N8 W5 FDG=[YR=2020] N22 W24 S23 E24 N1$ S14 E10 N6$ S6 W10 S31 FOP=[YR=2020] S13 E26 N5 W15 N8 W11 $ E11 S8 E15 N45 $ PTR=E20 FUS=[YR=2020] S19 STR=[YR=2020] S13 E3 N10 E4 N3 W7$ E7 S3 W4 S10 W3 S5 E11 S8 E15 N45 W26$ W20$.

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