LOT 72
ESMT PT OR 2176/356
EAST NASSAU-WILDLIGHT PHASE 1A

FRANKEL STEPHEN M & STACEY LYN
238 FLOCO AVE
YULEE, FL 32097

2026

44-2N-27-1000-0072-0000

BUILDING CHARACTERISTICS

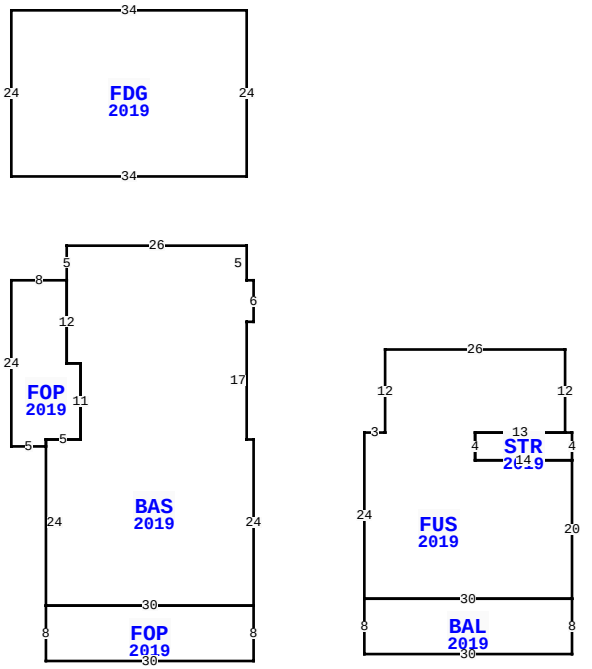
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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
BAL	240	15	2019	36	5,332
BAS	1,432	100	2019	1,432	212,110
FDG	816	60	2019	490	72,580
FOP	211	30	2019	63	9,332
FOP	240	30	2019	72	10,665
FUS	976	100	2019	976	144,567
STR	56	10	2019	6	889
TOTALS	3,971			3,075	455,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,075	109.2960	151.92	467,154	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2022 Heated Area: 2408 HX Base Yr 2022



238 FLOCO AV, YULEE

BLD DATE	04/04/2022 NW	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	455,475
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	515,475
SOH/AGL Deduction	109,603
ASSESSED VALUE	405,872
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	354,461
TOTAL JUST VALUE	515,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	497,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005376	CO ISSUED	0	02/20/2019
18007547	NEW CONSTR	301,433	07/25/2018
18007548	GARAGE	39,004	07/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/1449	5/30/2019	WD	Q	I	01	404,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FRANKEL STEPHEN M &						
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=2019] W26 S5 FOP=[YR=2019] W8 S24 E5 N1 E5 N11 W2 N12 $ S12 E2 S11 W5 S24 FOP=[YR=2019] S8 E30 N8 W30 $ E30 N24 W1 N17 E1 N6 W1 N5 $ PTR= N10 FDG=[YR=2019] W34 N24 E34 S24$ S10$ PTR=E20 S15 FUS=[YR=2019] E26 S12 STR=[YR=2019] E1 S4 W14 N4 E13$ W13 S4 E14 S20 BAL=[YR=2019] S8 W30 N8 E30$ W30 N24 E3 N12$ W20 N15$.

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