

DRAKE DAWN
232 COUNSEL ST
YULEE, FL 32097

45-2N-27-1205-022D-0000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		177,504
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		222,504
SOH/AGL Deduction		0
ASSESSED VALUE		222,504
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		222,504
TOTAL JUST VALUE		222,504
NCON VALUE		177,504
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		16,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0260000816			01/26/2026
B250009309	N RES 503	218,577	08/19/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2855/1534	3/19/2026	SW	Q	I	01	277,000

GRANTOR: DR HORTON INC

GRANTEE: DRAKE DAWN

2799/1747	7/10/2025	WD	Q	V	05	374,500
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GRANTOR: LIBERTY COVE NASSAU L

GRANTEE: DR HORTON INC

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2026;ORIG=-28,0] W18 S4 E4 S12 W4 S22 E18 N38 \$

BAS=[YR=2026;ORIG=-18,0] E3 E11 E4 S30 W14 N2 W4 N28 \$

FGR=[YR=2026;ORIG=0,30] S20 W14 N13 N7 E14 \$

FOP=[YR=2026;ORIG=-4,-0] N6 W11 S6 E11 \$

STR=[YR=2026;ORIG=-42,4] S12 W4 N12 E4 \$

FOP=[YR=2026;ORIG=-14,37] W4 N9 E4 S2 S7 \$

PTR=[ORIG=0,0] E15 W15 \$

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