LOT 22G
LIBERTY COVE PHASE 1 UNIT 1 OR 2

WELLS JOSHUA
208 COUNSEL ST
YULEE, FL 32097

2026

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

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	13	LVT/LAMNT 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	04	Quality Level 04

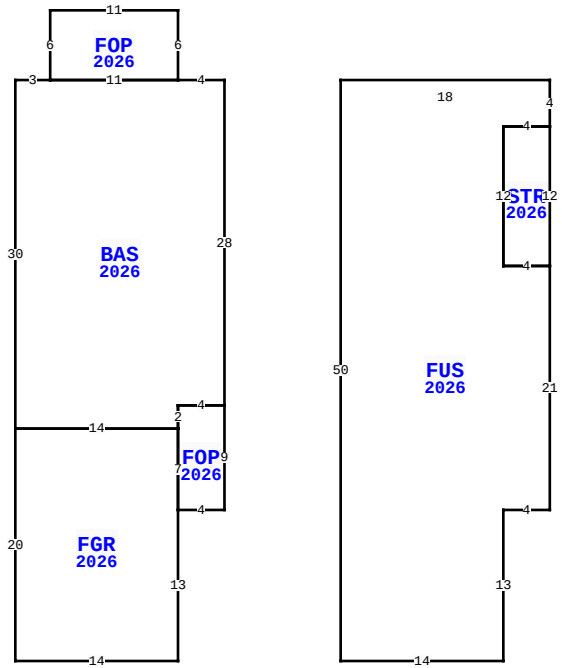
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4104.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100	2026	532	68,202
FGR	280	55	2026	154	19,743
FOP	36	30	2026	11	1,410
FOP	66	30	2026	20	2,564
FUS	800	100	2026	800	102,560
STR	48	10	2026	5	641
TOTALS	1,762			1,522	195,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,522	122.0940	128.20	195,120	2025	2025	0	0	0	0.00	100.00

1 TOWNHOUSE 0% - 2026 Heated Area: 1332 HX Base Yr



208 COUNSEL ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	195,120
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	240,120
SOH/AGL Deduction	0
ASSESSED VALUE	240,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,120
TOTAL JUST VALUE	240,120
NCON VALUE	195,120
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260000825			01/26/2026
B250009308	N RES 503	248,628	08/19/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2858/726	3/30/2026	SW	Q	I	01	296,000
GRANTOR: DR HORTON INC						
GRANTEE: WELLS JOSHUA						
2799/1747	7/10/2025	WD	Q	V	05	374,500
GRANTOR: LIBERTY COVE NASSAU L						
GRANTEE: DR HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2026;ORIG=28,0] W18 S50 E14 N13 E4 N21 W4 N12 E4 N4 $
BAS=[YR=2026;ORIG=-18,0] E3 E11 E4 S28 W4 S2 W14 N30 $
FGR=[YR=2026;ORIG=-4,37] S13 W14 N20 E14 S7 $
FOP=[YR=2026;ORIG=-4,0] N6 W11 S6 E11 $
STR=[YR=2026;ORIG=24,16] N12 E4 S12 W4 $
FOP=[YR=2026;ORIG=0,28] S9 W4 N7 N2 E4 $
PTR=[ORIG=0,0] E15 W15 $
.

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	000310	C	TOWNHOUSE	0		PUD			1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/09/2026 BY DC Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/09/2026 BY SYS