

LOT 11  
EAST NASSAU WILDLIGHT PH 1C-1  
OR 2347/1911

PARRY JOHN ROGER & SUSAN SALE  
457 FIREBUSH LANE  
YULEE, FL 32097

2023

44-2N-27-1003-0011-0000



| 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 70   |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |           |                  |
|------------------|-----------|------------------|
| Quality          | 01        | Quality Level 01 |
| DOR CODE         | 0100      | SINGLE FAMILY    |
| MAP NUM          |           | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4086.0100 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,856            | 100         | 1,856        | 211,597              |
| FGR       | 462              | 55          | 254          | 28,957               |
| FOP       | 119              | 30          | 36           | 4,104                |
| FOP       | 190              | 30          | 57           | 6,498                |
| TOTALS    | 2,627            |             | 2,203        | 251,158              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 878.00 | SF | 5.20  | 5.20           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |   |      |        |  |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0900                                                       | 01  | 2,203     | 96.4908     | 114.58         | 252,420        | 2020 | 2020 |      | 0    | 0 | 0.50 | 99.50  |  |
| 1 SNGL FAM - 100% - 2022 Heated Area: 1856 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |   |      |        |  |
|                                                            |     |           |             |                |                |      |      |      |      |   |      |        |  |

|                        |                     |    |           |  |
|------------------------|---------------------|----|-----------|--|
| 457 FIREBUSH LN, YULEE | BLD DATE 03/21/2023 | NW | LGL DATE  |  |
|                        | XF DATE             |    | LAND DATE |  |
|                        | INC DATE            |    | AG DATE   |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 251,158   |             |
| TOTAL MARKET OB/XF VALUE  |  | 4,520     |             |
| TOTAL LAND VALUE - MARKET |  | 60,000    |             |
| TOTAL MARKET VALUE        |  | 315,678   |             |
| SOH/AGL Deduction         |  | 32,670    |             |
| ASSESSED VALUE            |  | 283,008   |             |
| TOTAL EXEMPTION VALUE     |  | HX HB     | 50,000      |
| BASE TAXABLE VALUE        |  | 233,008   |             |
| TOTAL JUST VALUE          |  | 315,678   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 274,765   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20012545   | CO ISSUED   | 0       | 12/15/2020 |
| 20005601   | NEW CONSTR  | 257,928 | 08/25/2020 |

| SALES DATA                    |           |           |     |     |        |            |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2428/1210                     | 1/25/2021 | SW        | Q   | I   | 01     | 303,200    |
| GRANTOR: MATTAMY JACKSONVILLE |           |           |     |     |        |            |
| GRANTEE: PARRY JOHN ROGER &   |           |           |     |     |        |            |
| 2371/0963                     | 6/25/2020 | SW        | Q   | V   | 05     | 905,000    |
| GRANTOR: WILDLIGHT LLC        |           |           |     |     |        |            |
| GRANTEE: MATTAMY JACKSONVILL  |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                      |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FGR=[YR=2020] W21 S22 BAS=[YR=2020] S60 E18 FOP=[YR=2020] S3 E17 N8 W10 S2 W6 S3 W1\$ E1 N3 E6 N2 E10 N44 FOP=[YR=2020] N12 W14 S1 W2 S11 E16\$ W16 N11 W19\$ E21 N22\$. |  |  |  |  |  |  |  |  |  |