LOT 15
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

THOMPSON JASON M & ANDREA
433 SWEETGUM STREET
YULEE, FL 32097

2023

44-2N-27-1003-0015-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

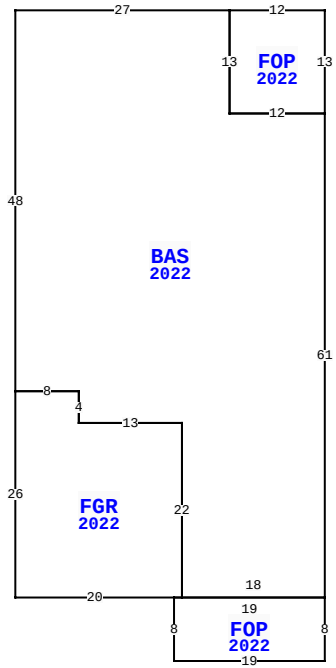
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,236	100	2,236	266,352
FGR	494	55	272	32,401
FOP	152	30	46	5,480
FOP	156	30	47	5,599
TOTALS	3,038		2,601	309,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,601	100.3104	119.12	309,831	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2236 HX Base Yr 2023



433 SWEETGUM ST, YULEE

BLD DATE	03/21/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		309,831
TOTAL MARKET OB/XF VALUE		3,754
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		373,585
SOH/AGL Deduction		0
ASSESSED VALUE		373,585
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		323,585
TOTAL JUST VALUE		373,585
NCON VALUE		313,585
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017395	CO ISSUED	0	11/23/2022
21009312	NEW CONSTR	374,445	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0723	11/29/2022	SW	Q	I	01	452,400
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: THOMPSON JASON MICH						
2371/0963	6/25/2020	SW	Q	V	05	905,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W12 BAS=[YR=2022] W27 S48 FGR=[YR=2022] S26 E20 FOP=[YR=2022] S8 E19 N8 W19$ E1 N22 W13 N4 W8$ E8 S4 E13 S22 E18 N61 W12 N13$ S13 E12 N13$.

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
1	0811	CONCRETE B	0	100	0	0	722.00	SF	5.20	5.20	100	2022	2022	3	100	3,754	

LAND DESCRIPTION

TOTAL OB/XF 3,754

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/16/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS