LOT 16
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

WHITE MICHAEL CRAWFORD/MASHBURN EMILY ANN
425 SWEETGUM STREET
YULEE, FL 32097

2023

44-2N-27-1003-0016-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

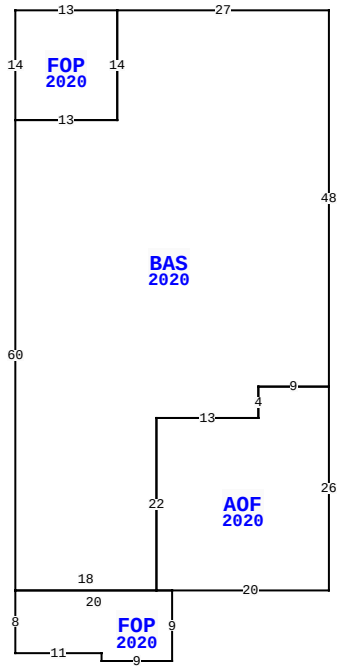
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	520	110	572	62,896
BAS	2,258	100	2,258	248,284
FOP	169	30	51	5,608
FOP	182	30	55	6,048
TOTALS	3,129		2,936	322,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,936	93.0600	110.51	324,457	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 2778 HX Base Yr



425 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	322,835
TOTAL MARKET OB/XF VALUE	7,932
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	390,767
SOH/AGL Deduction	0
ASSESSED VALUE	390,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	390,767
TOTAL JUST VALUE	390,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004450	NEW CONSTR	308,684	07/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/0570	8/08/2022	SW	Q	I	01	491,900
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: WHITE MICHAEL C & E						
2371/0963	6/25/2020	SW	Q	V	05	905,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W27 FOP=[YR=2020] W13 S14 E13 N14$ S14 W13 S60 FOP=[YR=2020] S8 E11 S1 E9 N9 AOF=[YR=2020] E20 N26 W9 S4 W13 S22 E2$ W20$ E18 N22 E13 N4 E9 N48$.

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	0810	CONCRETE A	0	0	0	0	448.00	SF	6.50	6.50	100	2020	2020	3	99	2,883	
2	0855	CONC PAVER	0	0	0	0	510.00	SF	10.00	10.00	100	2020	2020	3	99	5,049	

LAND DESCRIPTION

TOTAL OB/XF 7,932

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 10/08/2020 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS