

LOT 24  
EAST NASSAU WILDLIGHT PH 1C-1  
OR 2347/1911

MCCORMICK DANIEL W & JAMILETTE  
430 SWEETGUM ST  
YULEE, FL 32097

2023

44-2N-27-1003-0024-0000



| 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       | 1,784            | 100         | 1,784        | 206,284              |
| FGR       | 514              | 55          | 283          | 32,723               |
| FOP       | 130              | 30          | 39           | 4,510                |
| FOP       | 136              | 30          | 41           | 4,741                |
| TOTALS    | 2,564            |             | 2,147        | 248,258              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 786.00 | SF | 5.20  | 5.20           | 100       | 2021    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        | 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  | 2,147     | 97.3728     | 115.63         | 248,258        | 2021 | 2021 | 0    | 0    | 0.00 | 100.00 |
| 1 SNGL FAM - 100% - 2022 Heated Area: 1784 HX Base Yr 2022                     |     |           |             |                |                |      |      |      |      |      |        |
|                                                                                |     |           |             |                |                |      |      |      |      |      |        |
| 430 SWEETGUM ST, YULEE                                                         |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE 03/21/2023 NW LGL DATE<br>XF DATE<br>INC DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 4,087       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 248,258   |               |
| TOTAL MARKET OB/XF VALUE  |  | 4,087     |               |
| TOTAL LAND VALUE - MARKET |  | 60,000    |               |
| TOTAL MARKET VALUE        |  | 312,345   |               |
| SOH/AGL Deduction         |  | 33,189    |               |
| ASSESSED VALUE            |  | 279,156   |               |
| TOTAL EXEMPTION VALUE     |  | 50,000    |               |
| BASE TAXABLE VALUE        |  | 229,156   |               |
| TOTAL JUST VALUE          |  | 312,345   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 271,025   |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21002600   | CO ISSUED   | 0       | 03/04/2021 |
| 20010445   | NEW CONSTR  | 247,699 | 10/29/2020 |

| SALES DATA                    |           |           |     |     |        |            |  |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2442/1792                     | 3/12/2021 | SW        | Q   | I   | 02     | 309,300    |  |
| GRANTOR: MATTAMY JACKSONVILLE |           |           |     |     |        |            |  |
| GRANTEE: MCCORMICK DANIEL W   |           |           |     |     |        |            |  |
| 2371/0963                     | 6/25/2020 | SW        | Q   | V   | 05     | 905,000    |  |
| GRANTOR: WILDLIGHT LLC        |           |           |     |     |        |            |  |
| GRANTEE: MATTAMY JACKSONVILL  |           |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2021] W27 FOP=[YR=2021] N10 W13 S10 E13\$ W13 S54<br>FOP=[YR=2021] S8 E17 N2 FGR=[YR=2021] E23 N23 W20 S5 W3 S18\$<br>N6 W17\$ E17 N12 E3 N5 E20 N37\$. |  |  |  |  |  |  |  |  |  |  |  |