

LOT 28
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

DOGAR NAEEM & ADEN IQBAL
398 SWEETGUM STREET
YULEE, FL 32097

2023

44-2N-27-1003-0028-0000



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/LAMMT 60
Interior Floo	14	CARPET 40
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
BAS	2,258	100	2,258	257,615
FGR	520	55	286	32,630
FOP	160	30	48	5,476
FSP	182	40	73	8,329

TOTALS	3,120		2,665	304,050
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	799.00	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	0			0.00	0.00	1.00

REVIEW DATE 04/25/2022 BY DJ

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,665	96.0768	114.09	304,050	2021	2021	0	0	0.00	100.00	
1 SNGL FAM - 0% - 2023 Heated Area: 2258 HX Base Yr												
398 SWEETGUM ST, YULEE												
BLD DATE 03/21/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE												

TOTAL OB/XF 4,155												
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
1	0811	CONCRETE B	0	0	799.00	SF	5.20	5.20	100	2021	2021	3 100

TOTAL OB/XF 4,155												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	304,050		
TOTAL MARKET OB/XF VALUE	4,155		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	368,205		
SOH/AGL Deduction	0		
ASSESSED VALUE	368,205		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	368,205		
TOTAL JUST VALUE	368,205		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	318,043		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005972	NEW CONSTR	329,005	06/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0624	1/10/2022	SW	Q	I	01	377,300
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: DOGAR NAEEM & ADEN						
2395/0800	9/23/2020	SW	Q	V	05	811,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W27 FSP=[YR=2021] W13 S14 E13 N14\$ S14 W13 S60 FOP=[YR=2021] S8 E11 S1 E8 N9 FGR=[YR=2021] E21 N26 W9 S4 W13 S22 E1\$ W19\$ E18 N22 E13 N4 E9 N48\$.									

OTHER ADJUSTMENTS AND NOTES									
YEAR	DENSITY	DECL	FRZ	YR	CONSRV				

Common: 60,000 PRINTED 08/02/2023 BY SYS