LOT 29
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

HUNT GREGORY H & JENNA M
390 SWEETGUM STREET
YULEE, FL 32097

2023

44-2N-27-1003-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

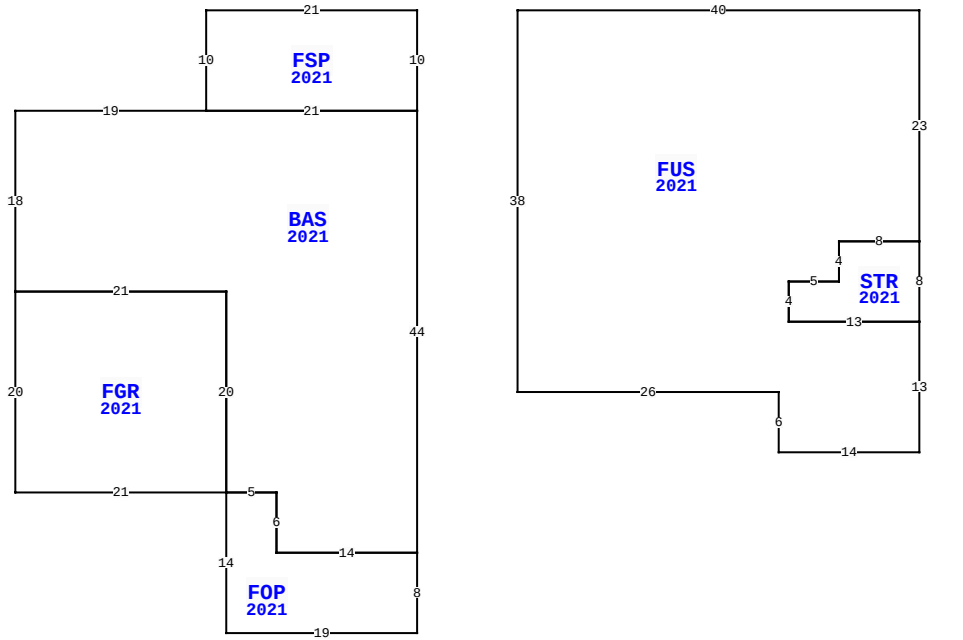
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,184	100	1,184	125,729
FGR	420	55	231	24,530
FOP	182	30	55	5,840
FSP	210	40	84	8,920
FUS	1,520	100	1,520	161,409
STR	84	10	8	850
TOTALS	3,600		3,082	327,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,082	89.4240	106.19	327,278	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 2704 HX Base Yr 2022



390 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		327,278
TOTAL MARKET OB/XF VALUE		4,368
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		391,646
SOH/AGL Deduction		43,810
ASSESSED VALUE		347,836
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		297,836
TOTAL JUST VALUE		391,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005377	NEW CONSTR	381,220	05/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2517/0011	11/23/2021	SW	Q	I	01	400,800
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: HUNT GREGORY HEUSTI						
2395/0800	9/23/2020	SW	Q	V	05	811,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W21 S10 BAS=[YR=2021] W19 S18 FGR=[YR=2021] S20 E21 FOP=[YR=2021] S14 E19 N8 W14 N6 W5$ N20 W21$ E21 S20 E5 S6 E14 N44 W21$ E21 N10$ PTR=E10 FUS=[YR=2021] E40 S23 STR=[YR=2021] S8 W13 N4 E5 N4 E8$ W8 S4 W5 S4 E13 S13 W14 N6 W26 N38$ W10$.

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	840.00	SF	5.20	5.20	100	2021	2021	3	100	4,368	

LAND DESCRIPTION

TOTAL OB/XF 4,368

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 04/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS