

LOT 30
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

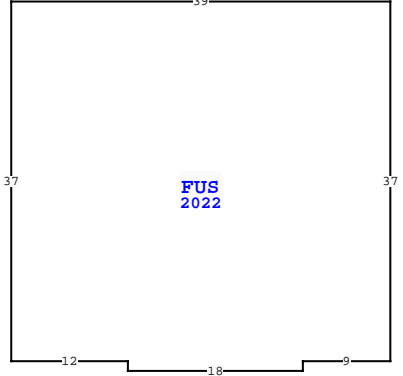
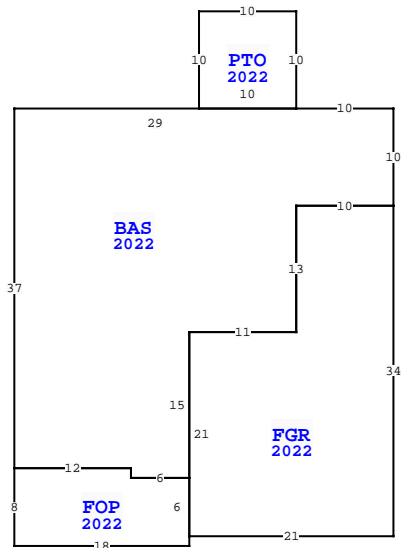
RICHARDS BRETT A & VICTORIA E
382 SWEETGUM STREET
YULEE, FL 32097

2023

44-2N-27-1003-0030-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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
BAS	1,025	100	1,025
FGR	571	55	314
FOP	138	30	41
FUS	1,461	100	1,461
PTO	100	5	5
TOTALS	3,295		2,846
			312,434

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,846	92.4480	109.78	312,434	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 0% - 2023 Heated Area: 2486 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	312,434		
TOTAL MARKET OB/XF VALUE	3,910		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	376,344		
SOH/AGL Deduction	0		
ASSESSED VALUE	376,344		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	376,344		
TOTAL JUST VALUE	376,344		
NCON VALUE	316,344		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	60,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003613	CO ISSUED	0	03/07/2022
21006293	NEW CONSTR	357,421	07/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/1598	3/16/2022	SW	Q	I	01	405,400
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: RICHARDS BRETT ALAN						
2395/0800	9/23/2020	SW	Q	V	05	811,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

EXTRA FEATURES																
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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	752.00	SF	5.20	5.20	100	2022	2022	3	100	3,910	

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W10 PTO=[YR=2022] N10 W10 S10 E10\$ W29 S37 FOP=[YR=2022] S8 E18 N1 FGR=[YR=2022] E21 N34 W10 S13 W11 S21\$ N6 W6 N1 W12\$ E12 S1 E6 N15 E11 N13 E10 N10\$ PTR= E15 FUS=[YR=2022] E39 S37 W9 S1 W18 N1 W12 N37\$ W15\$.

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							