

LOT 31  
EAST NASSAU WILDLIGHT PH 1C-1  
OR 2347/1911

CROWE ERIN E & MICHAEL W  
374 SWEETGUM ST  
YULEE, FL 32097

2023

44-2N-27-1003-0031-0000



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                          |                      | MARKET ADJUSTMENTS |             |                |                |             |                |           |          |             |         |                       |                                 |            | NASSAU COUNTY PROPERTY      |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|--------------------------|----------------------|--------------------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|-----------------------|---------------------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION   | TYPE                     | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1 4         |                                 |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 31               | HARDIE BRD 100 | 0900                     | 01                   | 3,061              | 89.4240     | 106.19         | 325,048        | 2021        | 2021           | 0         | 0        | 0.00        | 100.00  | VALUATION BY STANDARD |                                 |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 SNGL FAM - 100% - 2022 |                      |                    |             |                |                |             |                |           |          |             |         |                       | Heated Area: 2704               |            |                             |      |         |      |     |    |        |  |  |  |  | HX Base Yr 2022 |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                          |                      |                    |             |                |                |             |                |           |          |             |         |                       | Tax Group: 4                    |            |                             |      |         |      |     |    |        |  |  |  |  | Tax Dist:       |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                          |                      |                    |             |                |                |             |                |           |          |             |         |                       | BUILDING MARKET VALUE           |            |                             |      |         |      |     |    |        |  |  |  |  | 325,048         |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 13               | LVT/LAMMT 50   |                          |                      |                    |             |                |                |             |                |           |          |             |         |                       | TOTAL MARKET OB/XF VALUE        |            |                             |      |         |      |     |    |        |  |  |  |  | 75,403          |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 50      |                          |                      |                    |             |                |                |             |                |           |          |             |         |                       | TOTAL LAND VALUE - MARKET       |            |                             |      |         |      |     |    |        |  |  |  |  | 60,000          |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                          |                      |                    |             |                |                |             |                |           |          |             |         |                       | TOTAL MARKET VALUE              |            |                             |      |         |      |     |    |        |  |  |  |  | 460,451         |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                          |                      |                    |             |                |                |             |                |           |          |             |         |                       | SOH/AGL Deduction               |            |                             |      |         |      |     |    |        |  |  |  |  | 46,410          |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                   | 4                | 100            |                          |                      |                    |             |                |                |             |                |           |          |             |         |                       | ASSESSED VALUE                  |            |                             |      |         |      |     |    |        |  |  |  |  | 414,041         |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                  | 2.5              | 100            |                          |                      |                    |             |                |                |             |                |           |          |             |         |                       | TOTAL EXEMPTION VALUE           |            |                             |      |         |      |     |    |        |  |  |  |  | HX HB VX 55,000 |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                      | 02               | WOOD FRAME 100 |                          |                      |                    |             |                |                |             |                |           |          |             |         |                       | BASE TAXABLE VALUE              |            |                             |      |         |      |     |    |        |  |  |  |  | 359,041         |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                    | 2.               | 100            |                          |                      |                    |             |                |                |             |                |           |          |             |         |                       | TOTAL JUST VALUE                |            |                             |      |         |      |     |    |        |  |  |  |  | 460,451         |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                      | 0                | 100            | NCON VALUE               |                      |                    |             |                |                |             |                |           |          |             |         |                       | 64,006                          |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                  | 00               | NONE 100       | INCOME VALUE             |                      |                    |             |                |                |             |                |           |          |             |         |                       | PREVIOUS YEAR MKT VALUE 339,840 |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                |                    |             |                |                |             |                |           |          |             |         |                       |                                 |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                        | 210              | 30             | 63                       | 6,690                |                    |             |                |                |             |                |           |          |             |         |                       |                                 |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                        | 1,520            | 100            | 1,520                    | 161,409              |                    |             |                |                |             |                |           |          |             |         |                       |                                 |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| STR                                                                                                                                        | 84               | 10             | 8                        | 850                  |                    |             |                |                |             |                |           |          |             |         |                       |                                 |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS 3,600 3,061 325,048                                                                                                                 |                  |                |                          |                      |                    |             |                |                |             |                |           |          |             |         |                       |                                 |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                          |                      |                    |             |                |                |             |                |           |          |             |         |                       |                                 |            | 374 SWEETGUM ST, YULEE      |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                        | 100                  | 0                  | 0           | 981.00         | SF             | 5.20        | 5.20           | 100       | 2021     | 2021        | 3       | 100                   | 5,101                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                          | 0471             | VINYL FNC      | 0                        | 100                  | 0                  | 0           | 180.00         | LF             | 32.00       | 32.00          | 100       | 2021     | 2021        | 3       | 99                    | 5,702                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                          | 0470             | VNYL GATE      | 0                        | 100                  | 0                  | 0           | 2.00           | UT             | 300.00      | 300.00         | 100       | 2021     | 2021        | 3       | 99                    | 594                             |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                          | 0866             | POOL FIBER     | 0                        | 100                  | 30                 | 14          | 420.00         | SF             | 72.00       | 72.00          | 100       | 2022     | 2022        | 3       | 100                   | 30,240                          |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                          | 0911             | SCRN RM A      | 0                        | 100                  | 0                  | 0           | 1,190.00       | SF             | 21.88       | 21.88          | 100       | 2022     | 2022        | 3       | 100                   | 26,031                          |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                          | 0810             | CONCRETE A     | 0                        | 100                  | 0                  | 0           | 1,190.00       | SF             | 6.50        | 6.50           | 100       | 2022     | 2022        | 3       | 100                   | 7,735                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 75,403                                                                                                                         |                  |                |                          |                      |                    |             |                |                |             |                |           |          |             |         |                       |                                 |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                          |                      |                    |             |                |                |             |                |           |          |             |         |                       |                                 |            | TOTAL OB/XF 75,403          |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                      | 100                  |                    |             | 0.00           | 0.00           | 1.00        | LT             |           | 1.00     | 1.00        | 1.00    | 60,000.00             | 60,000.00                       | 60,000     |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 08/03/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS |                  |                |                          |                      |                    |             |                |                |             |                |           |          |             |         |                       |                                 |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |