

LOT 32
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

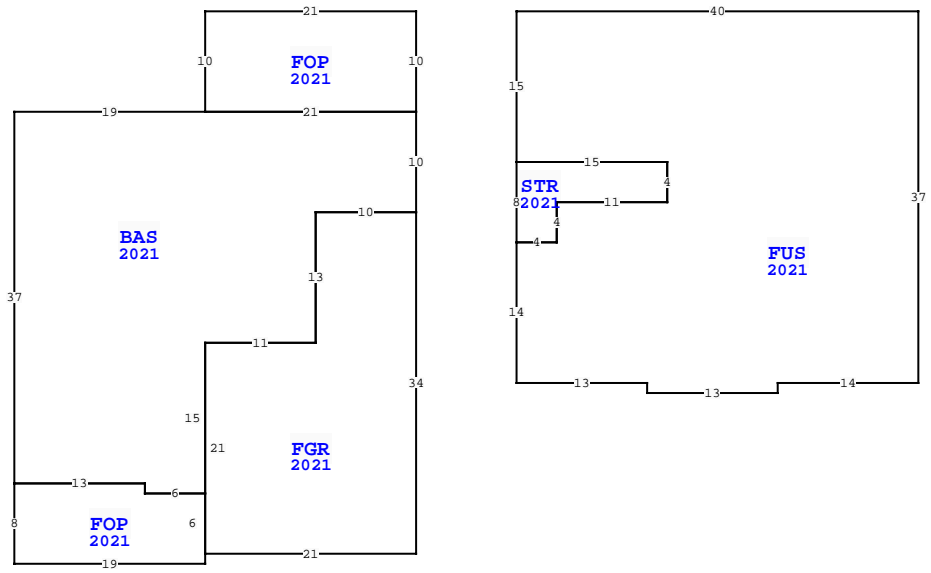
MCARTHUR FRANK E & TIFFANY
366 SWEETGUM ST
YULEE, FL 32097

2023

44-2N-27-1003-0032-0000

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	11	CLAY TILE	50
Interior Floor	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
BAS	1,062	100	1,062
FGR	571	55	314
FOP	146	30	44
FOP	210	30	63
FUS	1,417	100	1,417
STR	76	10	8
TOTALS	3,482		2,908
			334,507

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,908	96.8670	115.03	334,507	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022 Heated Area: 2479 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			334,507
TOTAL MARKET OB/XF VALUE			4,004
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			398,511
SOH/AGL Deduction			44,589
ASSESSED VALUE			353,922
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			303,922
TOTAL JUST VALUE			398,511
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010626	NEW CONSTR	340,269	11/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2456/0436	4/23/2021	SW	Q	I	01	372,500
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: MCARTHUR FRANK E &						
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	100	0	0			5.20	100	2021	2021	3	100	4,004	

366 SWEETGUM ST, YULEE

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

BUILDING NOTES	

BUILDING DIMENSIONS
FOP=[YR=2021] W21 S10 BAS=[YR=2021] W19 S37 FOP=[YR=2021] S8 E19 N1 FGR=[YR=2021] E21 N34 W10 S13 W11 S21\$ N6 W6 N1 W13\$ E13 S1 E6 N15 E11 N13 E10 N10 W21\$ E21 N10\$ PTR=E10 FUS=[YR=2021] S15 STR=[YR=2021] S8 E4 N4 E11 N4 W15\$ E15 S4 W11 S4 W4 S14 E13 S1 E13 N1 E14 N37 W40\$ W10\$.

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							