LOT 33
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

DRAUGHN JUSTIN LANE & MAGEN A
358 SWEETGUM ST
YULEE, FL 32097

2023

44-2N-27-1003-0033-0000

BUILDING CHARACTERISTICS

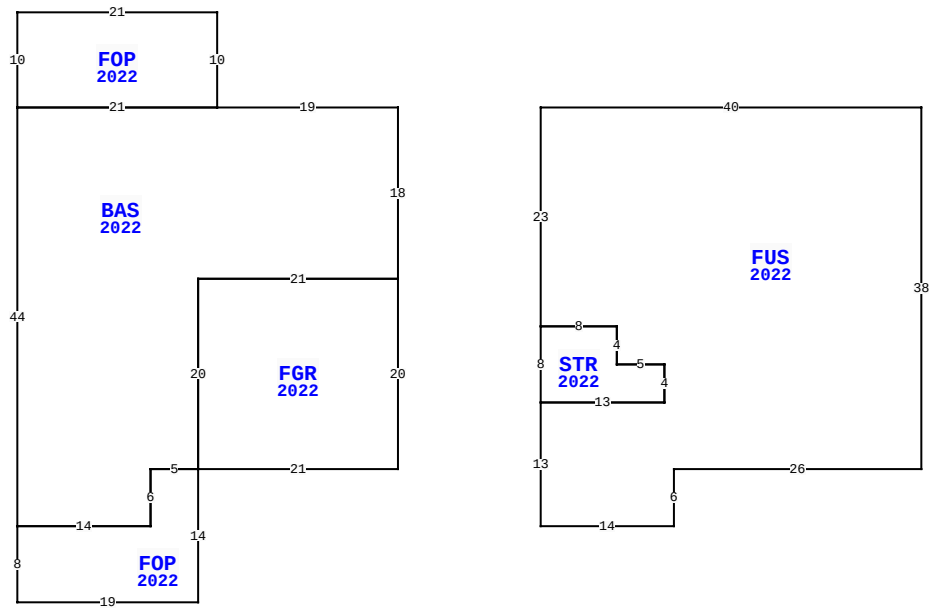
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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
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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,061	89.4240	106.19	325,048	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2704 HX Base Yr 2023



358 SWEETGUM ST, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		325,048
TOTAL MARKET OB/XF VALUE		4,176
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		389,224
SOH/AGL Deduction		62,975
ASSESSED VALUE		326,249
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,249
TOTAL JUST VALUE		389,224
NCON VALUE		328,578
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002538	CO ISSUED	0	02/15/2022
21007049	NEW CONSTR	382,451	07/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2542/0577	2/24/2022	SW	Q	I	01	417,700
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: DRAUGHN JUSTIN LANE						
2419/1850	12/22/2020	SW	Q	V	05	1,354,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 FOP=[YR=2022] N10 W21 S10 E21$ W21 S44 FOP=[YR=2022] S8 E19 N14 W5 S6 W14$ E14 N6 E5 FGR=[YR=2022] E21 N20 W21 S20$ N20 E21 N18$ PTR=E15 FUS=[YR=2022] E40 S38 W26 S6 W14 N13 STR=[YR=2022] N8 E8 S4 E5 S4 W13$ E13 N4 W5 N4 W8 N23$ W15$.

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	803.00	SF	5.20	5.20	100	2022	2022	3	100	4,176	

LAND DESCRIPTION

TOTAL OB/XF 4,176

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 03/23/2022 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS