

LOT 46
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

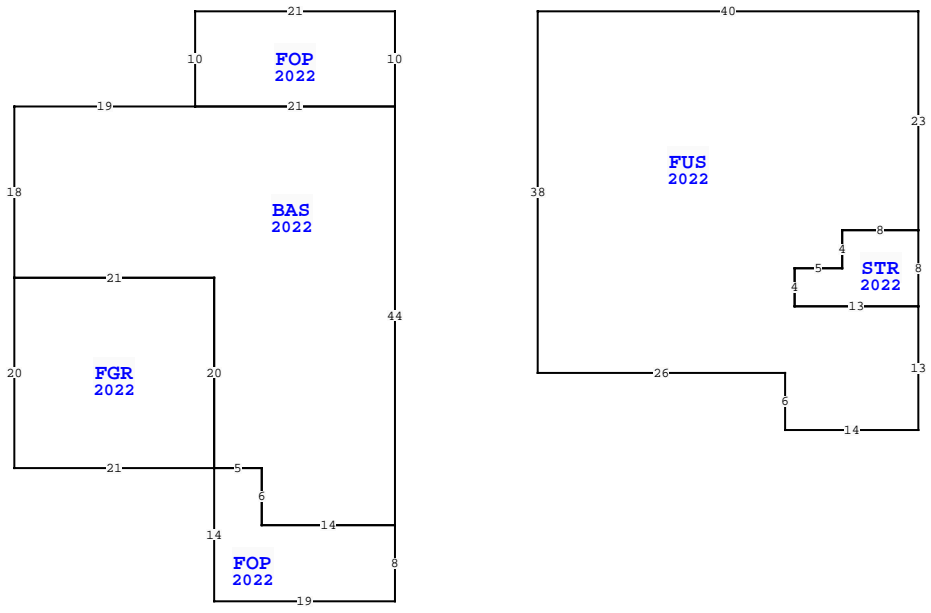
WILLIAMS TIFFANY M & DOMINIC L
467 BLUE DAZE STREET
YULEE, FL 32097

2023

44-2N-27-1003-0046-0000

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		5	100
Bathrooms		3	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	1,184	100	1,184
FGR	420	55	231
FOP	182	30	55
FOP	210	30	63
FUS	1,520	100	1,520
STR	84	10	8
TOTALS	3,600		3,061
			328,047

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	90.2520	107.17	328,047	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023 Heated Area: 2704 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			328,047
TOTAL MARKET OB/XF VALUE			4,690
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			392,737
SOH/AGL Deduction			0
ASSESSED VALUE			392,737
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE			337,737
TOTAL JUST VALUE			392,737
NCON VALUE			332,737
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004791	CO ISSUED	0	03/29/2022
21008763	NEW CONSTR	382,451	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0456	3/31/2022	SW	Q	I	01	482,000
GRANTOR: MATTAMY JACKSONVILLE						
2475/1329	6/30/2021	SW	Q	V	05	1,388,000
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	902.00	SF	5.20	5.20	100	2022	2022	3	100	4,690	

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

BUILDING NOTES	

BUILDING DIMENSIONS
 FOP=[YR=2022] W21 S10 BAS=[YR=2022] W19 S18 FGR=[YR=2022] S20 E21 N20 W21\$ E21 S20 FOP=[YR=2022] S14 E19 N8 W14 N6 W5\$ E5 S6 E14 N44 W21\$ E21 N10\$ PTR=E15 PUS=[YR=2022] E40 S23 STR=[YR=2022] S8 W13 N4 E5 N4 E8\$ W8 S4 W5 S4 E13 S13 W14 N6 W26 N38\$ 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	DPHT 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							