

LOT 77
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

MCNEIL ANITA B & KENNETH RUSSELL
255 SAWGRASS DRIVE
YULEE, FL 32097

2023

44-2N-27-1003-0077-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,072	100	2,072	235,255
FGR	452	55	249	28,271
FOP	196	30	59	6,699
FOP	220	30	66	7,494
TOTALS	2,940		2,446	277,719

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	624.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,446	95.6088	113.54	277,719	2022	2022	0	0
1 SNGL FAM - 100% - 2023									
Heated Area: 2072									
HX Base Yr 2023									

255 SAWGRASS DR, YULEE									
BLD DATE 03/21/2023 NW LGL DATE									
XF DATE LAND DATE									
INC DATE AG DATE									

TOTAL OB/XF									
3,245									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					277,719				
TOTAL MARKET OB/XF VALUE					3,245				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					340,964				
SOH/AGL Deduction					82,509				
ASSESSED VALUE					258,455				
TOTAL EXEMPTION VALUE					HX HB DD 60,000				
BASE TAXABLE VALUE					198,455				
TOTAL JUST VALUE					340,964				
NCON VALUE					280,212				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					60,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008006	CO ISSUED	0	05/23/2022
21009434	NEW CONSTR	340,925	09/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2566/1526	5/26/2022	SW	Q	I	01	409,600	
GRANTOR: MATTAMY JACKSONVILLE							
GRANTEE: MCNEIL ANITA BEATRI							
2475/1329	6/30/2021	SW	Q	V	05	1,388,000	
GRANTOR: WILDLIGHT LLC							
GRANTEE: MATTAMY JACKSONVILL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W18 FOP=[YR=2022] N10 W22 S10 E22\$ W22 S64									
FOP=[YR=2022] S8 E20 N8 FGR=[YR=2022] E20 N24 W8 S4 W13 S20									
E1\$ W1 N6 W6 S6 W13\$ E13 N6 E6 N14 E13 N4 E8 N40\$.									