

LOT 86
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

JOCHUMSEN TAYLOR R & MORGAN MIXON
668 PALMETTO PLACE
YULEE, FL 32097

2023

44-2N-27-1003-0086-0000



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 60
Interior Floo	14	CARPET 40
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	1,627	100	1,627	187,788
FGR	483	55	266	30,702
FOP	80	30	24	2,770
FOP	120	30	36	4,155
TOTALS	2,310		1,953	225,415

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	39.00	SF	6.50	6.50	100	2022
2	0811	CONCRETE B	0	0	0	640.00	SF	5.20	5.20	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,953	97.1964	115.42	225,415	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 0% - 2023											
Heated Area: 1627											
HX Base Yr											
668 PALMETTO PL, YULEE											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		225,415	
TOTAL MARKET OB/XF VALUE		3,582	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		288,997	
SOH/AGL Deduction		0	
ASSESSED VALUE		288,997	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		288,997	
TOTAL JUST VALUE		288,997	
NCON VALUE		228,997	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007860	CO ISSUED	0	03/18/2022
21007860	NEW CONSTR	242,661	08/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2550/0461	3/24/2022	SW	Q	I	01
GRANTOR: MATTAMY JACKSONVILLE					
GRANTEE: JOCHUMSEN TAYLOR RA					
2475/1329	6/30/2021	SW	Q	V	05
GRANTOR: WILDLIGHT LLC					
GRANTEE: MATTAMY JACKSONVILL					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FGR=[YR=2022] W23 S21 BAS=[YR=2022] S53 E12 FOP=[YR=2022] S4 E11 N4 W1 N4 W9 S4 W1\$ E1 N4 E9 S4 E13 N37 FOP=[YR=2022] N10 W12 S10 E12\$ W12 N16 W23\$ E23 N21\$.											