

LOT 95
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

HUDGINS GREGORY ALTON & LISA A
172 SAWGRASS DR
YULEE, FL 32097

2023

44-2N-27-1003-0095-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	31	HARDIE BRD 100	0900	01	2,663	99.1872	117.78	313,648	2021	2021	0	0	0.00	100.00	VALUATION BY	STANDARD																		
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0												Tax Group: 4										Tax Dist:									
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE										313,648									
Interior Wall	05	DRYWALL 100	Heated Area: 2258												TOTAL MARKET OB/XF VALUE										3,110									
Interior Floo	11	CLAY TILE 60													TOTAL LAND VALUE - MARKET										60,000									
Interior Floo	14	CARPET 40	HX Base Yr												TOTAL MARKET VALUE										376,758									
Air Condition	03	CENTRAL 100													SOH/AGL Deduction										18,565									
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE										358,193									
Bedrooms	3	100													TOTAL EXEMPTION VALUE										0									
Bathrooms	2	100	172 SAWGRASS DR, YULEE												BASE TAXABLE VALUE										358,193									
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE										376,758									
Stories	1.	1. 100	BLD DATE 03/21/2023 NW LGL DATE XF DATE INC DATE												NCON VALUE										0									
Units	0	100													INCOME VALUE																			
Occupancy	00	NONE 100	TOTALS												PREVIOUS YEAR MKT VALUE										325,630									
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	2,258	100	2,258	265,947																														
FGR	520	55	286	33,685																														
FOP	152	30	46	5,418																														
FSP	182	40	73	8,598																														
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 0	0 0	598.00	SF	5.20	5.20	100	2021	2021	3	100	3,110																				
LAND DESCRIPTION					TOTAL OB/XF 3,110																													
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																	
REVIEW DATE 12/20/2021 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																		