LOT 107
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

LIBERTY DOUGLAS K & DEBRA M
237 SPARTINA LN
YULEE, FL 32097

2023

44-2N-27-1003-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

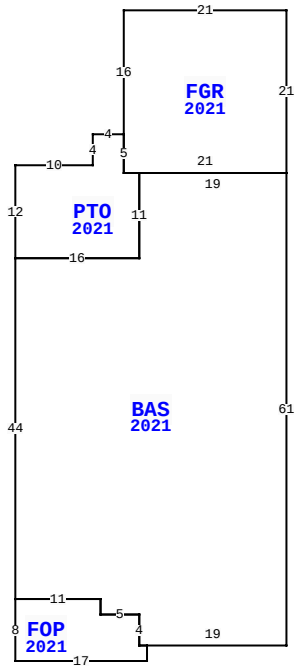
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,873	100	1,873	213,428
FGR	441	55	243	27,690
FOP	120	30	36	4,102
PTO	206	5	10	1,140
TOTALS	2,640		2,162	246,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,162	95.9616	113.95	246,360	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 1873 HX Base Yr 2022



237 SPARTINA LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,360
TOTAL MARKET OB/XF VALUE		3,401
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		309,761
SOH/AGL Deduction		32,583
ASSESSED VALUE		277,178
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,178
TOTAL JUST VALUE		309,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017030	ADDITION	7,198	11/16/2022
22001222	ADDITION	7,811	01/20/2022
B2105488	NEW CONSTR	260,747	04/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/0567	11/05/2021	SW	Q	I	01	325,600
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: LIBERTY DOUGLAS K &						
2419/1850	12/22/2020	SW	Q	V	05	1,354,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

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	654.00	SF	5.20	5.20	100	2021	2021	3	100	3,401	

BUILDING DIMENSIONS

FGR=[YR=2021] W21 S16 PTO=[YR=2021] W4 S4 W10 S12
BAS=[YR=2021] S44 FOP=[YR=2021] S8 E17 N2 W1 N4 W5 N2 W11$
E11 S2 E5 S4 E19 N61 W19 S11 W16$ E16 N11 W2 N5$ S5 E21 N21$.

LAND DESCRIPTION

TOTAL OB/XF 3,401

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	000134	C	SFR POND	100		PD-ENC	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/14/2023 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS