LOT 109
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

KALLUSCH KATHERINE ELIZABETH
253 SPARTINA LANE
YULEE, FL 32097

2023

44-2N-27-1003-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

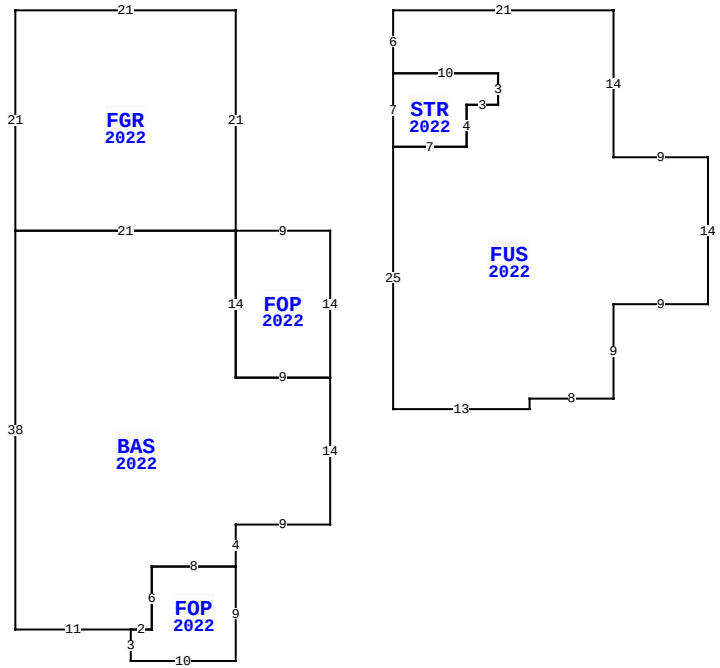
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	SUBAREA MARKET VALUE
BAS	876	100	876	102,948
FGR	441	55	243	28,557
FOP	78	30	23	2,703
FOP	126	30	38	4,466
FUS	858	100	858	100,832
STR	58	10	6	705
TOTALS	2,437		2,044	240,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,044	98.9604	117.52	240,211	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 1734 HX Base Yr



253 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	240,211
TOTAL MARKET OB/XF VALUE	4,893
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	305,104
SOH/AGL Deduction	0
ASSESSED VALUE	305,104
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,104
TOTAL JUST VALUE	305,104
NCON VALUE	245,104
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014560	CO ISSUED	0	09/23/2022
22004534	NEW CONSTR	287,793	03/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2595/0792	10/06/2022	SW	Q	I	01	391,500
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: KALLUSCH KATHERINE						
2500/1705	9/28/2021	SW	Q	V	05	981,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W21 S21 BAS=[YR=2022] S38 E11 FOP=[YR=2022] S3 E10 N9 W8 S6 W2 $ E2 N6 E8 N4 E9 N14 FOP=[YR=2022] N14 W9 S14 E9$ W9 N14 W21$ E21 N21$ PTR=E15 FUS=[YR=2022] E21 S14 E9 S14 W9 S9 W8 S1 W13 N25 STR=[YR=2022] N7 E10 S3 W3 S4 W7$ E7 N4 E3 N3 W10 N6$ W15$.

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	0	0	0	941.00	SF	5.20	5.20	100	2022	2022	3	100	4,893	

LAND DESCRIPTION

TOTAL OB/XF 4,893

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	0		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 12/16/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS