

LOT 110
 EAST NASSAU WILDLIGHT PH 1C-1
 REPLAT OR 2484/475

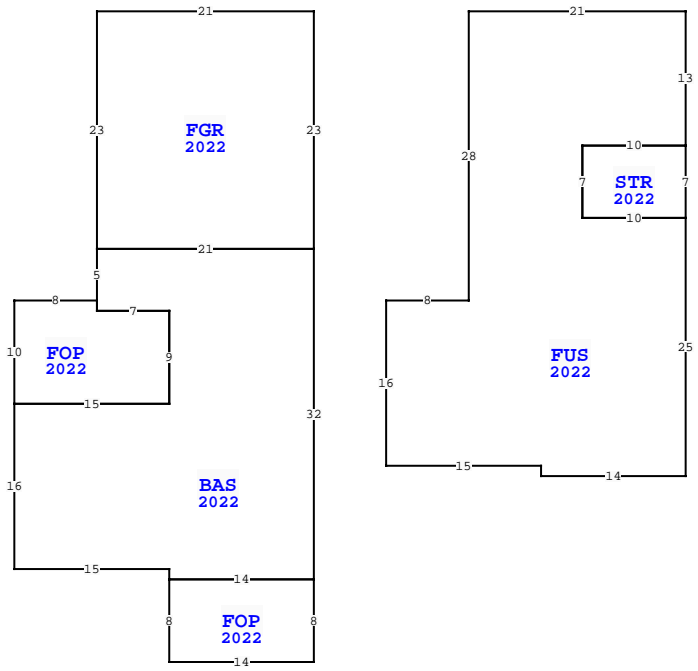
FORREST BRYAN W & MELISSA M
 261 SPARTINA LN
 YULEE, FL 32097

2023

44-2N-27-1003-0110-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 60	
Interior Floor	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
BAS	730	100	730
FGR	483	55	266
FOP	112	30	34
FOP	143	30	43
FUS	996	100	996
STR	70	10	7
TOTALS	2,534		2,076

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,076	98.9604	117.52	243,972	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023 Heated Area: 1726 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			243,972
TOTAL MARKET OB/XF VALUE			4,192
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			308,164
SOH/AGL Deduction			66,737
ASSESSED VALUE			241,427
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			191,427
TOTAL JUST VALUE			308,164
NCON VALUE			248,164
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002087	NEW CONSTR	295,069	02/25/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1398	12/20/2022	SW	Q	I	01	389,900
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: FORREST BRYAN WAYNE						
2500/1705	9/28/2021	SW	Q	V	05	981,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILLE						

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	0812	CONCRETE C	0	100	0	0			4.00	100	2022	2022	3	100	4,192	

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2022] W21 S23 BAS=[YR=2022] S5 FOP=[YR=2022] W8 S10 E15 N9 W7 N1\$ S1 E7 S9 W15 S16 E15 S1 FOP=[YR=2022] S8 E14 N8 W14\$ E14 N32 W21\$ E21 N23\$ PTR=E15 FUS=[YR=2022] E21 S13 STR=[YR=2022] S7 W10 N7 E10\$ W10 S7 E10 S25 W14 N1 W15 N16 E8 N28\$ W15\$.	

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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									