

LOT 121
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

MCCANN DENNIS JOHN & JILLIAN E
586 BUTTONWOOD LOOP
YULEE, FL 32097

2023

44-2N-27-1003-0121-0000



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/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	

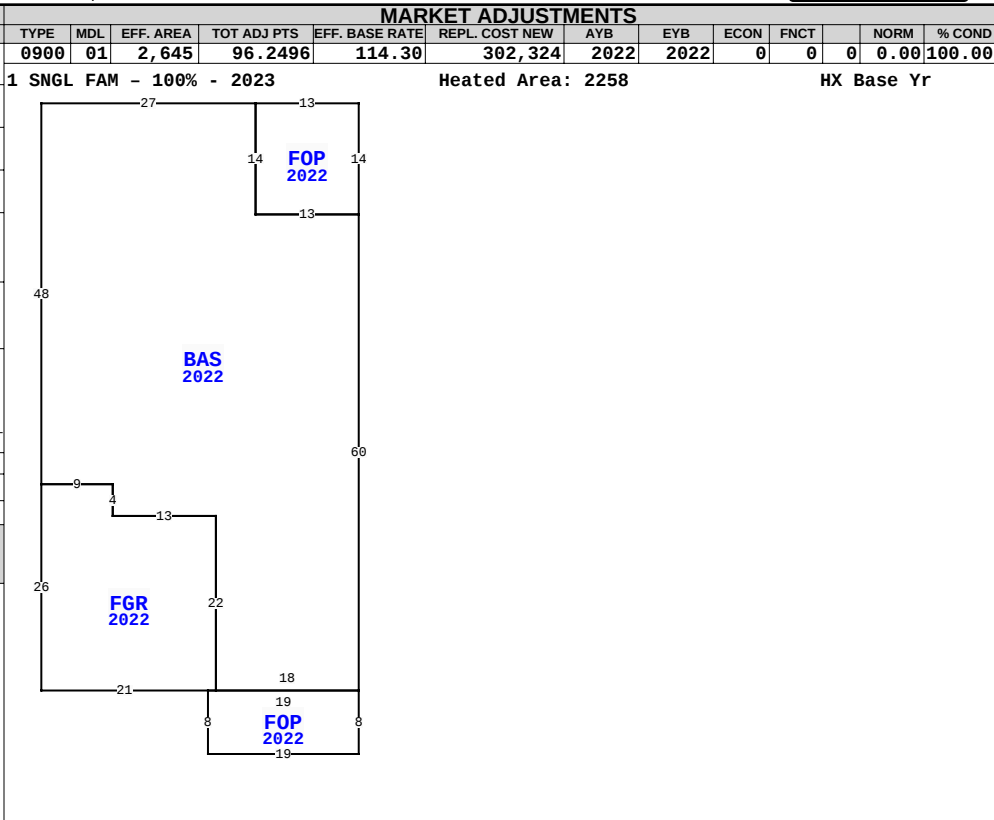
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	2,258	258,089
FGR	520	55	286	32,690
FOP	152	30	46	5,258
FOP	182	30	55	6,287

TOTALS	3,112	2,645	302,324
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	612.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PD-ENC	0.00	0.00	1.00

REVIEW DATE 07/26/2022 BY NW



586 BUTTONWOOD LOOP, YULEE	BLD DATE 03/21/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2022	2022	3	100	3,182	

TOTAL OB/XF									
3,182									

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		302,324	
TOTAL MARKET OB/XF VALUE		3,182	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		365,506	
SOH/AGL Deduction		0	
ASSESSED VALUE		365,506	
TOTAL EXEMPTION VALUE		13	365,506
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		365,506	
NCON VALUE		305,506	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010525	CO ISSUED	0	07/11/2022
21017065	NEW CONSTR	374,445	12/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/0910	7/14/2022	SW	Q	I	01	424,400
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: MCCANN DENNIS JOHN						
2500/1705	9/28/2021	SW	Q	V	05	981,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2022] W13 BAS=[YR=2022] W27 S48 FGR=[YR=2022] S26 E21 FOP=[YR=2022] S8 E19 N8 W19\$ E1 N22 W13 N4 W9\$ E9 S4 E13 S22 E18 N60 W13 N14\$ S14 E13 N14\$.									