

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

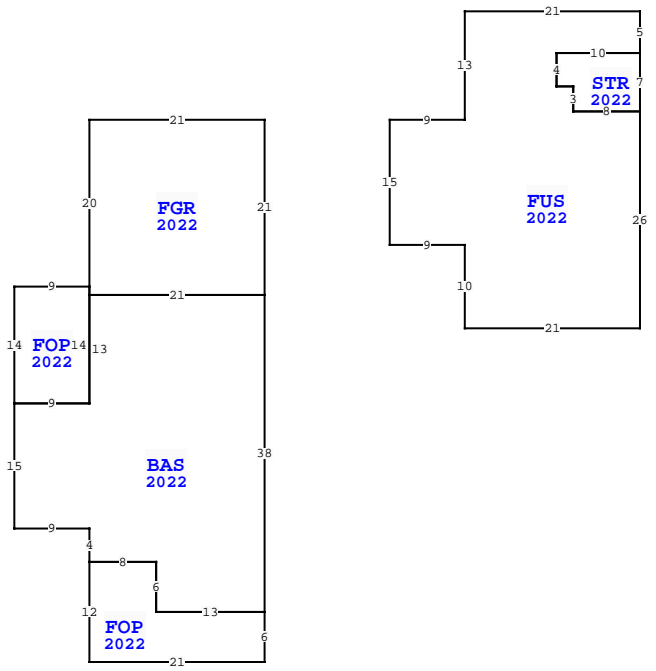
BOERUM CHRISTOPHER MARK/PUCH ERIKA LYNNE
109 REDBUD LANE
YULEE, FL 32097

2024

44-2N-27-1003-0001-0000
VALUATION SUMMARY

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 70	
Interior Floor	14	CARPET 30	
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	885	100	885
FGR	441	55	243
FOP	126	30	38
FOP	174	30	52
FUS	869	100	869
STR	64	10	6
TOTALS	2,559		2,093

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,093	98.2548	122.82	257,062	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023											
Heated Area: 1754											
HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			257,062
TOTAL MARKET OB/XF VALUE			4,888
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			321,950
SOH/AGL Deduction			44,362
ASSESSED VALUE			277,588
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			227,588
TOTAL JUST VALUE			321,950
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010851	CO ISSUED	0	07/18/2022
21016620	NEW CONSTR	291,916	12/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1167	7/20/2022	SW	Q	I	02	354,900

GRANTOR: MATTAMY JACKSONVILLE
GRANTEE: BOERUM CHRISTOPHER
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 S20 FOP=[YR=2022] W9 S14 BAS=[YR=2022] S15 E9 S4 FOP=[YR=2022] S12 E21 N6 W13 N6 W8\$ E8 S6 E13 N38 W21 S13 W9\$ E9 N14\$ S1 E21 N21\$ PTR=E15 FUS=[YR=2022] E9 N13 E21 S5 STR=[YR=2022] S7 W8 N3 W2 N4 E10\$ W10 S4 E2 S3 E8 S26 W21 N10 W9 N15\$ W15\$.	

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	100	0	0			5.20	100	2022	2022	3	100	4,888	

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 T	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 - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							