

LOT 13
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

LAY GARRETT W & JASMINE E
473 FIREBUSH LN
YULEE, FL 32097

2024

44-2N-27-1003-0013-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	1,627	100	1,627	210,793
FGR	483	55	266	34,463
FOP	80	30	24	3,109
FOP	120	30	36	4,665
TOTALS	2,310		1,953	253,028

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	702.00	SF	5.20	5.20	100	2021

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,953	104.1642	130.21	254,300	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022											
Heated Area: 1627											
HX Base Yr 2022											

473 FIREBUSH LN, YULEE											
BLD DATE 03/21/2023 NW LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											

TOTAL OB/XF											
3,614											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		253,028	
TOTAL MARKET OB/XF VALUE		3,614	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		316,642	
SOH/AGL Deduction		35,305	
ASSESSED VALUE		281,337	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		231,337	
TOTAL JUST VALUE		316,642	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,217	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010368	CO ISSUED	0	08/09/2021
21002251	NEW CONSTR	242,635	03/05/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2488/1924	8/17/2021	SW	Q	I	01
GRANTOR: MATTAMY JACKSONVILLE					
GRANTEE: LAY GARRETT W & JAS					
2371/0963	6/25/2020	SW	Q	V	05
GRANTOR: WILDLIGHT LLC					
GRANTEE: MATTAMY JACKSONVILL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2021] W23 S21 BAS=[YR=2021] S6 FOP=[YR=2021] W12 S10 E12 N10\$ S10 W12 S37 E12 FOP=[YR=2021] S4 E11 N4 W1 N4 W9 S4 W1\$ E1 N4 E9 S4 E13 N53 W23\$ E23 N21\$.											