

LOT 17
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

KABALEN BRUCE D & PAMELA H
417 SWEETGUM ST
YULEE, FL 32097

2024

44-2N-27-1003-0017-0000



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	1,856	100	1,856	237,214
FGR	462	55	254	32,463
FOP	119	30	36	4,602
FSP	190	40	76	9,714
TOTALS	2,627		2,222	283,991

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
1	0811	CONCRETE B	0 100	0	0	693.00	SF	5.20	5.20	100	2020	2020	3	99

LAND DESCRIPTION														
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
1	000100	C	SFR	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS

1 SNGL FAM - 100% - 2024

Heated Area: 1856

HX Base Yr 2024

417 SWEETGUM ST, YULEE

BLD DATE	03/21/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					283,991				
TOTAL MARKET OB/XF VALUE					3,568				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					347,559				
SOH/AGL Deduction					0				
ASSESSED VALUE					347,559				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					297,559				
TOTAL JUST VALUE					347,559				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					334,733				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004394	NEW CONSTR	257,928	07/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2667/1191	9/14/2023	WD	Q	I	01	455,000
GRANTOR: LEONETTE MARTHA J						
GRANTEE: KABALEN BRUCE D & P						
2575/0020	6/29/2022	SW	Q	I	01	444,000
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: LEONETTE MARTHA J						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FSP=[YR=2020] W14 FGR=[YR=2020] N21 W21 S22 BAS=[YR=2020] S60 E18 FOP=[YR=2020] S3 E17 N8 W10 S2 W6 S3 W1\$ E1 N3 E6 N2 E10 N44 W16 N11 W19\$ E21 N1\$ S1 W2 S11 E16 N12\$.														