

LOT 22
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

KLINGAMAN ROBERT S & SHANA DENA
567 BUTTONWOOD LOOP
YULEE, FL 32097

2024

44-2N-27-1003-0022-0000



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
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NEIGHBORHOOD/LOC	4086.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	2,258	271,660
FGR	520	55	286	34,409
FOP	152	30	46	5,534
FSP	182	40	73	8,783

TOTALS	3,112		2,663	320,386
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	252.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

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 - E	0.00	0.00	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	2,663	96.2496	120.31	320,386	2022	2022	0	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023 Heated Area: 2258 HX Base Yr 2023												

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

TOTAL OB/XF												
11,863												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,386	
TOTAL MARKET OB/XF VALUE		11,863	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		392,249	
SOH/AGL Deduction		36,977	
ASSESSED VALUE		355,272	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		305,272	
TOTAL JUST VALUE		392,249	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		376,331	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008968	CO ISSUED	0	06/10/2022
21016832	NEW CONSTR	374,445	12/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/0287	6/17/2022	SW	Q	I	01	417,000
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: KLINGAMAN ROBERT SC						
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									
BAS=[YR=2022] W27 FSP=[YR=2022] W13 S14 E13 N14\$ S14 W13 S60 FOP=[YR=2022] S8 E19 N8 FGR=[YR=2022] E21 N26 W9 S4 W13 S22 E1\$ W19\$ E18 N22 E13 N4 E9 N48\$.									