LOT 25
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

KAPPARIS DENNIS DWAYNE/POWELL ELISABET VASQUEZ
422 SWEETGUM STREET
YULEE, FL 32097

2024

44-2N-27-1003-0025-0000

BUILDING CHARACTERISTICS

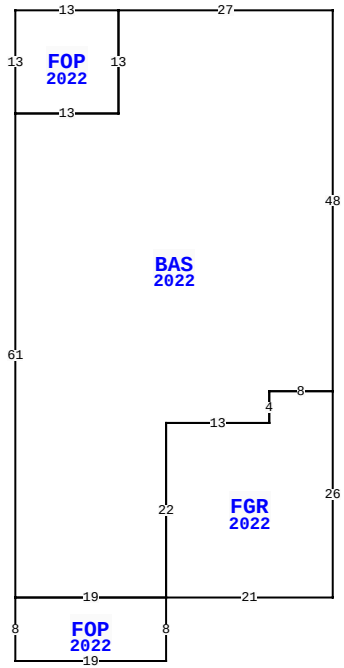
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,297	100	2,297	277,845
FGR	494	55	272	32,901
FOP	152	30	46	5,564
FOP	169	30	51	6,169
TOTALS	3,112		2,666	322,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,666	96.7680	120.96	322,479	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2297 HX Base Yr 2023



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

422 SWEETGUM ST, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,479
TOTAL MARKET OB/XF VALUE		3,916
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		386,395
SOH/AGL Deduction		5,021
ASSESSED VALUE		381,374
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		331,374
TOTAL JUST VALUE		386,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003421	CO ISSUED	0	03/02/2022
21006601	NEW CONSTR	328,697	07/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/1539	3/04/2022	SW	Q	I	01	430,000
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: KAPPARIS DENNIS D &						
2371/0963	6/25/2020	SW	Q	V	05	905,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W27 FOP=[YR=2022] W13 S13 E13 N13$ S13 W13 S61 FOP=[YR=2022] S8 E19 N8 W19$ E19 FGR=[YR=2022] E21 N26 W8 S4 W13 S22$ N22 E13 N4 E8 N48$.

EXTRA FEATURES

LN	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	753.00	SF	5.20	5.20	100	2022	2022	3	100	3,916	

LAND DESCRIPTION

TOTAL OB/XF 3,916

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/23/2022 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS