

LOT 28
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

DOGAR NAEEM & ADEN IQBAL
398 SWEETGUM STREET
YULEE, FL 32097

2024

44-2N-27-1003-0028-0000



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 60
Interior Floo	14	CARPET 40
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
NEIGHBORHOOD/LOC	4086.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	2,258	269,830
FGR	520	55	286	34,177
FOP	160	30	48	5,736
FSP	182	40	73	8,723

TOTALS	3,120		2,665	318,466
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	799.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		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	2,665	96.0768	120.10	320,066	2021	2021	0	0	0	0.50	99.50	
1 SNGL FAM - 0% - 2023													
Heated Area: 2258													
HX Base Yr													

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

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	0	0	799.00	SF	5.20	5.20	100	2021	2021	3	99	4,113	

TOTAL OB/XF										4,113						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					318,466
TOTAL MARKET OB/XF VALUE					4,113
TOTAL LAND VALUE - MARKET					60,000
TOTAL MARKET VALUE					382,579
SOH/AGL Deduction					0
ASSESSED VALUE					382,579
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					382,579
TOTAL JUST VALUE					382,579
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					368,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005972	NEW CONSTR	329,005	06/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0624	1/10/2022	SW	Q	I	01	377,300
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: DOGAR NAEEM & ADEN						
2395/0800	9/23/2020	SW	Q	V	05	811,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2021] W27 FSP=[YR=2021] W13 S14 E13 N14\$ S14 W13 S60 FOP=[YR=2021] S8 E11 S1 E8 N9 FGR=[YR=2021] E21 N26 W9 S4 W13 S22 E1\$ W19\$ E18 N22 E13 N4 E9 N48\$.																