

LOT 35
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

BURKE MARTIN X & STEPHANIE CAROLYN
2722 INVERNESS DR
CARLSBAD, CA 92010

2024

44-2N-27-1003-0035-0000



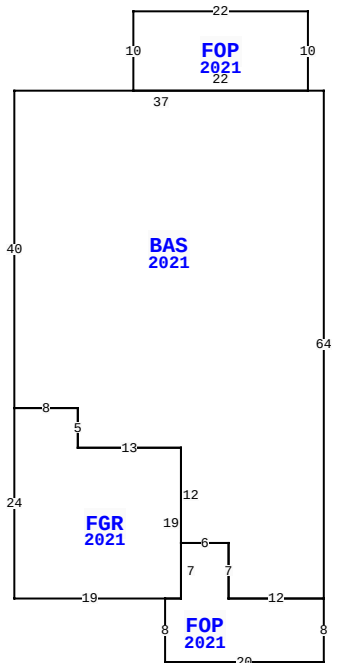
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,015	100	2,015	238,726
FGR	439	55	241	28,553
FOP	202	30	61	7,227
FOP	220	30	66	7,820
TOTALS	2,876		2,383	282,325

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	869.00	SF	5.20	5.20	100	2021	2021	3	99

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,383	95.2560	119.07	283,744	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022											
Heated Area: 2015											
HX Base Yr 2022											



342 SWEETGUM ST, YULEE									
BLD DATE 03/21/2023					NW				
XF DATE					LGL DATE				
INC DATE					LAND DATE				
					AG DATE				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		282,325	
TOTAL MARKET OB/XF VALUE		4,474	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		346,799	
SOH/AGL Deduction		40,021	
ASSESSED VALUE		306,778	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		256,778	
TOTAL JUST VALUE		346,799	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,084	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005057	NEW CONSTR	299,208	05/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/0081	11/23/2021	SW	Q	I	01	343,500
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: BURKE MARTIN XAVIER						
2419/1850	12/22/2020	SW	Q	V	05	1,354,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2021] W2 FOP=[YR=2021] N10 W22 S10 E22\$ W37 S40														
FGR=[YR=2021] S24 E19 FOP=[YR=2021] S8 E20 N8 W12 N7 W6 S7														
W2\$ E2 N19 W13 N5 W8\$ E8 S5 E13 S12 E6 S7 E12 N64\$.														

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