LOT 37
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

SWEARINGEN TAYLOR/WYAND BRADLEY ALLEN ET AL
706 LOBLOLLY LANE
YULEE, FL 32097

2024

44-2N-27-1003-0037-0000

BUILDING CHARACTERISTICS

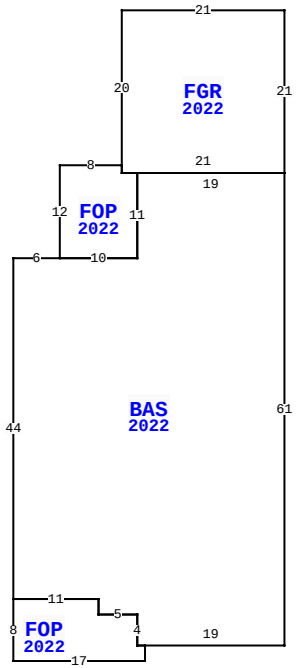
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,873	100	1,873	225,903
FGR	441	55	243	29,308
FOP	118	30	35	4,221
FOP	120	30	36	4,342
TOTALS	2,552		2,187	263,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,187	96.4908	120.61	263,774	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 1873 HX Base Yr



706 LOBLOLLY LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	263,774
TOTAL MARKET OB/XF VALUE	3,593
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	327,367
SOH/AGL Deduction	0
ASSESSED VALUE	327,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,367
TOTAL JUST VALUE	327,367
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011252	CO ISSUED	0	07/22/2022
21017372	NEW CONSTR	311,720	12/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1304	7/29/2022	SW	Q	I	01	426,700
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: SWEARINGEN TAYLOR &						
2500/1705	9/28/2021	SW	Q	V	05	981,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W21 S20 FOP=[YR=2022] W8 S12 BAS=[YR=2022] W6 S44 FOP=[YR=2022] S8 E17 N2 W1 N4 W5 N2 W11$ E11 S2 E5 S4 E19 N61 W19 S11 W10$ E10 N11 W2 N1$ S1 E21 N21$.

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	0	0	0	691.00	SF	5.20	5.20	100	2022	2022	3	100	3,593	

LAND DESCRIPTION

TOTAL OB/XF 3,593

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	0		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 07/20/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS