

LOT 77
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

BLANTON DARRELL G & SHARON H
255 SAWGRASS DRIVE
YULEE, FL 32097

2024

44-2N-27-1003-0077-0000



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	2,072	100	2,072	247,625
FGR	452	55	249	29,758
FOP	196	30	59	7,051
FOP	220	30	66	7,888
TOTALS	2,940		2,446	292,321

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	624.00	SF	5.20	5.20	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PD -	E 0.00	0.00	1.00	LT	1.00

REVIEW DATE 08/01/2022 BY NW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,446	95.6088	119.51	292,321	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023						Heated Area: 2072		HX Base Yr 2023			
The floor plan diagram shows a complex polygonal area divided into three labeled sections: FOP 2022 (top left), BAS 2022 (center), and FGR 2022 (bottom right). The perimeter and internal dimensions are as follows: Top edge: 22 (left), 18 (right). Right edge: 40 (top), 24 (bottom). Bottom edge: 20 (left), 20 (right). Left edge: 64 (top), 8 (bottom). Internal dimensions include: 19 (top left), 19 (top right), 13 (middle left), 14 (middle left), 20 (middle left), 6 (middle left), 6 (middle left), 13 (middle left), 8 (middle left), 4 (middle left), 8 (middle left), 13 (middle left), 20 (middle left											

TOTAL OB/XF											
3,245											

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3,245											

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		292,321	
TOTAL MARKET OB/XF VALUE		3,245	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		355,566	
SOH/AGL Deduction		89,357	
ASSESSED VALUE		266,209	
TOTAL EXEMPTION VALUE		HX HB DD 60,000	
BASE TAXABLE VALUE		206,209	
TOTAL JUST VALUE		355,566	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,964	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008006	CO ISSUED	0	05/23/2022
21009434	NEW CONSTR	340,925	09/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2702/29	3/18/2024	WD	Q	I	02
GRANTOR: MCNEIL ANITA B & KENN					
GRANTEE: BLANTON DARRELL G &					
2566/1526	5/26/2022	SW	Q	I	01
GRANTOR: MATTAMY JACKSONVILLE					
GRANTEE: MCNEIL ANITA BEATRI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W18 FOP=[YR=2022] N10 W22 S10 E22\$ W22 S64 FOP=[YR=2022] S8 E20 N8 FGR=[YR=2022] E20 N24 W8 S4 W13 S20 E1\$ W1 N6 W6 S6 W13\$ E13 N6 E6 N14 E13 N4 E8 N40\$.											

OTHER ADJUSTMENTS AND NOTES											

Common: 60,000 PRINTED 08/06/2024 BY SYS