LOT 84
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

FOSTER ROBIN MARIE/SHEFFIELD GEORGE WESLEY
95412 SPINNAKER DR
FERNANDINA BEACH, FL 32034

2024

44-2N-27-1003-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

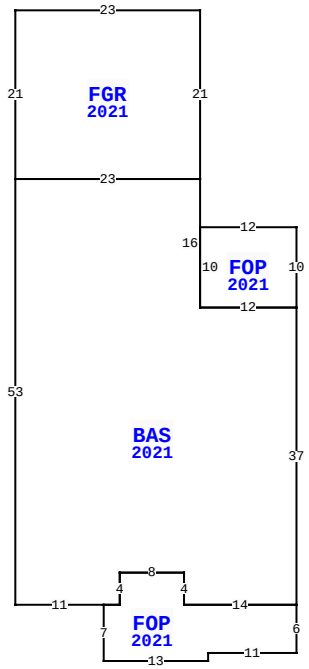
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,631	100	1,631	197,176
FGR	483	55	266	32,157
FOP	120	30	36	4,352
FOP	189	30	57	6,891
TOTALS	2,423		1,990	240,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,990	97.1964	121.50	241,785	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 1631 HX Base Yr



684 PALMETTO PL, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	240,576
TOTAL MARKET OB/XF VALUE	3,089
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	303,665
SOH/AGL Deduction	0
ASSESSED VALUE	303,665
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,665
TOTAL JUST VALUE	303,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006352	NEW CONSTR	245,430	05/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0319	1/27/2022	SW	Q	I	02	342,000
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: FOSTER ROBIN MARIE						
2475/1329	6/30/2021	SW	Q	V	05	1,388,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W23 S21 BAS=[YR=2021] S53 E11 FOP=[YR=2021] S7 E13 N1 E11 N6 W14 N4 W8 S4 W2$ E2 N4 E8 S4 E14 N37
FOP=[YR=2021] N10 W12 S10 E12$ W12 N16 W23$ E23 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	600.00	SF	5.20	5.20	100	2021	2021	3	99	3,089	

LAND DESCRIPTION

TOTAL OB/XF 3,089

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 01/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS