

LOT 89  
EAST NASSAU WILDLIGHT PH 1C-1  
OR 2347/1911

MORRISON MARCELLA THERESA  
624 PALMETTO PLACE  
YULEE, FL 32097

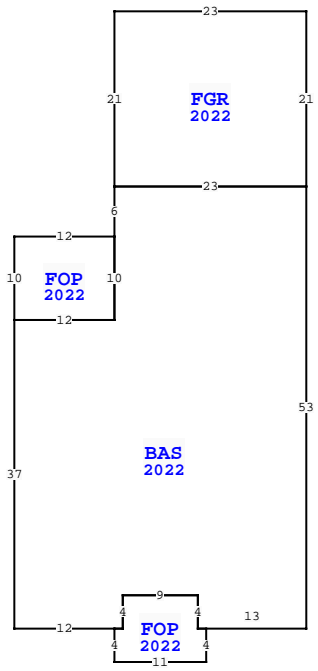
2024

44-2N-27-1003-0089-0000



BUILDING CHARACTERISTICS		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	11	CLAY TILE	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
BAS	1,627	100	1,627
FGR	483	55	266
FOP	80	30	24
FOP	120	30	36
TOTALS	2,310		1,953

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
0900	01	1,953	104.1642	130.21	254,300	2022	2022	0	0	0.00	100.00				
1 SNGL FAM - 100% - 2023				Heated Area: 1627				HX Base Yr 2023							



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		254,300	
TOTAL MARKET OB/XF VALUE		3,437	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		317,737	
SOH/AGL Deduction		28,967	
ASSESSED VALUE		288,770	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		238,770	
TOTAL JUST VALUE		317,737	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,004	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007172	CO ISSUED	0	05/09/2022
21009250	NEW CONSTR	276,598	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2566/1495	5/27/2022	SW	Q	I	02	353,900
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: MORRISON MRCELLA TH						
2475/1329	6/30/2021	SW	Q	V	05	1,388,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILLE						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
FGR=[YR=2022] W23 S21 BAS=[YR=2022] S6 FOP=[YR=2022] W12 S10 E12 N10 S10 W12 S37 E12 FOP=[YR=2022] S4 E11 N4 W1 N4 W9 S4 W1 S E1 N4 E9 S4 E13 N53 W23 S E23 N21 S.

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	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	36.00	SF	6.50	6.50	100	2022	2022	3	100	234	
2	0811	CONCRETE B	0	100	0	616.00	SF	5.20	5.20	100	2022	2022	3	100	3,203	

LAND DESCRIPTION																	TOTAL OB/XF							
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES						
1	000100	C	SFR	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							