LOT 95
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

HUDGINS GREGORY ALTON & LISA A
172 SAWGRASS DR
YULEE, FL 32097

2024

44-2N-27-1003-0095-0000

BUILDING CHARACTERISTICS

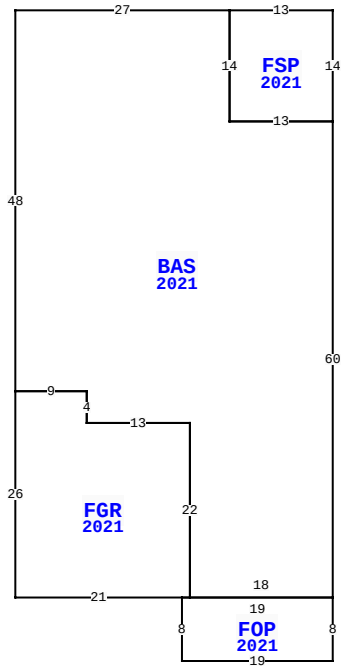
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,258	100	2,258	278,547
FGR	520	55	286	35,281
FOP	152	30	46	5,674
FSP	182	40	73	9,006
TOTALS	3,112		2,663	328,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,663	99.1872	123.98	330,159	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 0 Heated Area: 2258 HX Base Yr



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

172 SAWGRASS DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	328,508
TOTAL MARKET OB/XF VALUE	3,079
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	391,587
SOH/AGL Deduction	0
ASSESSED VALUE	391,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,587
TOTAL JUST VALUE	391,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005822	NEW CONSTR	328,697	05/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2509/1226	10/28/2021	SW	Q	I	01	371,400
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: HUDGINS GREGORY ALT						
2419/1850	12/22/2020	SW	Q	V	05	1,354,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W13 BAS=[YR=2021] W27 S48 FGR=[YR=2021] S26 E21 FOP=[YR=2021] S8 E19 N8 W19$ E1 N22 W13 N4 W9$ E9 S4 E13 S22 E18 N60 W13 N14$ S14 E13 N14$.

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	598.00	SF	5.20	5.20	100	2021	2021	3	99	3,079	

LAND DESCRIPTION

TOTAL OB/XF 3,079

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 12/20/2021 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS