

LOT 96
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

BAKER ANDREW T & EMILY W
164 SAWGRASS DR
YULEE, FL 32097

2024

44-2N-27-1003-0096-0000



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/LAMMT 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	262,551
FGR	520	55	286	33,255
FOP	152	30	46	5,349
FOP	182	30	55	6,395
TOTALS	3,112		2,645	307,550

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
1	0811	CONCRETE B	0 100	0	0	625.00	SF	5.20	5.20	100	2021	2021	3	99

LAND DESCRIPTION														
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
1	000100	C	SFR	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,645	93.4848	116.86	309,095	2021	2021	0	0	0	0.50	99.50		
1 SNGL FAM - 100% - 2022 Heated Area: 2258 HX Base Yr 2022														

164 SAWGRASS DR, YULEE	BLD DATE 03/21/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		307,550	
TOTAL MARKET OB/XF VALUE		3,218	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		370,768	
SOH/AGL Deduction		58,671	
ASSESSED VALUE		312,097	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		262,097	
TOTAL JUST VALUE		370,768	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,871	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005088	NEW CONSTR	328,697	05/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/1266	12/22/2021	SW	Q	I	01	387,500
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: BAKER ANDREW TUPPER						
2419/1850	12/22/2020	SW	Q	V	05	1,354,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FOP=[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\$.														