

LOT 99  
EAST NASSAU WILDLIGHT PH 1C-1  
OR 2347/1911

REGISTER SAMANTHA T & JAMAL D  
140 SAWGRASS DR  
YULEE, FL 32097

2024

44-2N-27-1003-0099-0000



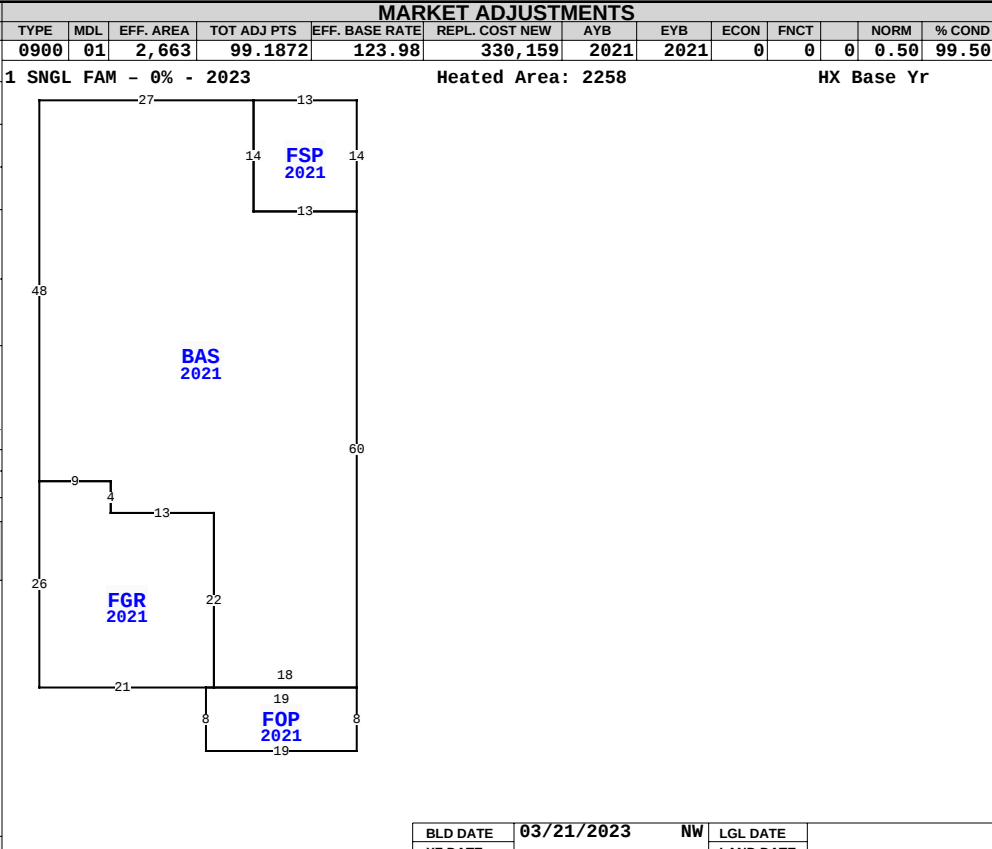
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| 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              |

| TOTALS         |            | 17,224      | 27,555 | 325,355 |   |   |  |
|----------------|------------|-------------|--------|---------|---|---|--|
| EXTRA FEATURES |            |             |        |         |   |   |  |
| L N            | OB/XF CODE | DESCRIPTION | BLD    | CAP     | L | W |  |
| 1              | 0811       | CONCRETE B  | 0      | 0       | 0 | 0 |  |
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| LAND DESCRIPTION |          |     |                      |     |     |
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|------------------------|---------------------|----|-----------|--|
| 140 SAWGRASS DR, YULEE | BLD DATE 03/21/2023 | NW | LGL DATE  |  |
|                        | XF DATE             |    | LAND DATE |  |
|                        | INC DATE            |    | AG DATE   |  |

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    | 0.50 | 99.50  |

NASSAU COUNTY PROPERTY

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| VALUATION SUMMARY         |           | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY              |           |          |
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 328,508  |
| TOTAL MARKET OB/XF VALUE  |           | 2,857    |
| TOTAL LAND VALUE - MARKET |           | 60,000   |
| TOTAL MARKET VALUE        |           | 391,365  |
| SOH/AGL Deduction         |           | 0        |
| ASSESSED VALUE            |           | 391,365  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 391,365  |
| TOTAL JUST VALUE          |           | 391,365  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 376,534  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21000412   | NEW CONSTR  | 311,474 | 01/15/2021 |

| SALES DATA                    |           |           |     |     |        |            |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2469/1478                     | 6/04/2021 | SW        | Q   | I   | 01     | 369,700    |
| GRANTOR: MATTAMY JACKSONVILLE |           |           |     |     |        |            |
| GRANTEE: REGISTER SAMANTHA T  |           |           |     |     |        |            |
| 2395/0800                     | 9/23/2020 | SW        | Q   | V   | 05     | 811,000    |
| GRANTOR: WILDLIGHT LLC        |           |           |     |     |        |            |
| GRANTEE: MATTAMY JACKSONVILL  |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| BUILDING DIMENSIONS                                                                                                                                           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| 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\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |