

LOT 107
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

LIBERTY DOUGLAS K & DEBRA M
237 SPARTINA LN
YULEE, FL 32097

2024

44-2N-27-1003-0107-0000



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	14	CARPET 60
Interior Floo	13	LVT/LAMNT 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	1,873	100	1,873	223,543
FGR	441	55	243	29,002
FOP	120	30	36	4,296
PTO	206	5	10	1,194
TOTALS	2,640		2,162	258,035

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	654.00	SF	5.20	5.20	100	2021
2	0911	SCRN RM A	1 100	14	12	168.00	SF	17.50	17.50	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PD -	E 0.00	0.00	1.00	LT	1.00

1 SNGL FAM - 100% - 2022

Heated Area: 1873

HX Base Yr 2022

237 SPARTINA LN, YULEE	BLD DATE 03/21/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		258,035	
TOTAL MARKET OB/XF VALUE		6,307	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		324,342	
SOH/AGL Deduction		35,909	
ASSESSED VALUE		288,433	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		238,433	
TOTAL JUST VALUE		324,342	
NCON VALUE		2,940	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,761	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017030	ADDITION	7,198	11/16/2022
22001222	ADDITION	7,811	01/20/2022
B2105488	NEW CONSTR	260,747	04/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/0567	11/05/2021	SW	Q	I	01	325,600

GRANTOR: MATTAMY JACKSONVILLE

GRANTEE: LIBERTY DOUGLAS K &

2419/1850	12/22/2020	SW	Q	V	05	1,354,000
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GRANTOR: WILDLIGHT LLC

GRANTEE: MATTAMY JACKSONVILL

BUILDING NOTES