

CANTU JOSEPH E JR & JENNIFER MARIE
315 SWEETGUM STREET
YULEE, FL 32097

44-2N-27-1003-0113-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

03

HARDIE BRD 100
GABLE/HIP 100

Roof Cover

05

COMP SHNGL 100
DRYWALL 100

Interior Wall

13

LVT/LAMNT 60

Interior Floo

14

CARPET 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2.5 100

Frame

02

WOOD FRAME 100

Stories

2. 2. 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

1,072

100

1,072

123,795

FGR

561

55

309

35,683

FOP

147

30

44

5,081

FSP

210

40

84

9,700

FUS

1,426

100

1,426

164,674

STR

72

10

7

808

TOTALS

3,488

2,942

339,742

CONSTRUCTION

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PNTS

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

090001

2,942

92.3832

115.48

339,742

2022

2022

0

0

0.00

100.00

1 SNGL FAM - 100% - 2023

Heated Area: 2498

HX Base Yr 2023

315 SWEETGUM ST, YULEE

BLD DATEXF DATEINC DATE

03/21/2023NW

LGL DATELAND DATEAG DATE

L N

OB/XF CODE

DESCRIPTION

BLD CAP

L W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG CONDO

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

1

0811

CONCRETE B

0100

00

853.00

SF

5.20

5.20

100

2022

2022

3

100

4,436

LAND DESCRIPTION

TOTAL OB/XF

4,436

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

100

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

07/20/2022

BY

NW

Total Acres:

0.00

Total Land Value:

60,000

Market:

0

Agricultural:

0

Common:

60,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

339,742

TOTAL MARKET OB/XF VALUE

4,436

TOTAL LAND VALUE - MARKET

60,000

TOTAL MARKET VALUE

404,178

SOH/AGL Deduction

173,261

ASSESSED VALUE

230,917

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

180,917

TOTAL JUST VALUE

404,178

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

387,203

SALES DATA

OFF RECORD NumberDATE

TYPE INST

QU / I / V / I

RSN CD

SALE PRICE

2580/0565

7/25/2022

SW Q

I

02

465,300

GRANTOR: MATTAMY JACKSONVILLE

GRANTEE: CANTU JOSEPH EMILIO

2500/1705

9/28/2021

SW Q

V

05

981,000

GRANTOR: WILDLIGHT LLC

GRANTEE: MATTAMY JACKSONVILL

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W21 S10 BAS=[YR=2022] W19 S37 FOP=[YR=2022] S8 E20 N1 FGR=[YR=2022] E20 N33 W10 S12 W11 S21 E1\$ W1 N6 W6 N1 W13\$ E13 S1 E6 N15 E11 N12 E10 N11 W21\$ E21 N10\$ PTR=E15 FUS=[YR=2022] E40 S37 W11 S1 W18 N1 W11 N17 STR=[YR=2022] N8E14S4 W10S4W4\$ E4N4E10N4W14N12\$ W15\$.