

LOT 120
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

SPILSBURY EDGARDO & MEGAN
594 BUTTONWOOD LOOP
YULEE, FL 32097

2024

44-2N-27-1003-0120-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	288,995
FGR	520	55	286	36,604
FOP	152	30	46	5,887
FOP	182	30	55	7,040
TOTALS	3,112		2,645	338,525

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	681.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PD -	E 0.00	0.00	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	102.9024	128.63	340,226	2021	2021	0	0	0.50	99.50	
1 SNGL FAM - 100% - 2022												
Heated Area: 2258												
HX Base Yr 2022												

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
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			338,525
TOTAL MARKET OB/XF VALUE			3,506
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			402,031
SOH/AGL Deduction			47,928
ASSESSED VALUE			354,103
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			304,103
TOTAL JUST VALUE			402,031
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			386,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001398	CO ISSUED	0	02/05/2021
20005067	NEW CONSTR	308,394	07/30/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2439/1990	3/01/2021	SW	Q	I	01
GRANTOR: MATTAMY JACKSONVILLE					
GRANTEE: SPILSBURY EDGARDO &					
2371/0963	6/25/2020	SW	Q	V	05
GRANTOR: WILDLIGHT LLC					
GRANTEE: MATTAMY JACKSONVILL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W27 FOP=[YR=2021] W13 S14 E13 N14\$ S14 W13 S60 FOP=[YR=2021] S8 E19 N8 FGR=[YR=2021] E21 N26 W9 S4 W13 S22 E1\$ W19\$ E18 N22 E13 N4 E9 N48\$.									