LOT 2
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

NOBLE BRIAN JAMES & ALINE T
117 REDBUD LANE
YULEE, FL 32097

2025

44-2N-27-1003-0002-0000

NASSAU COUNTY PROPERTY

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/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

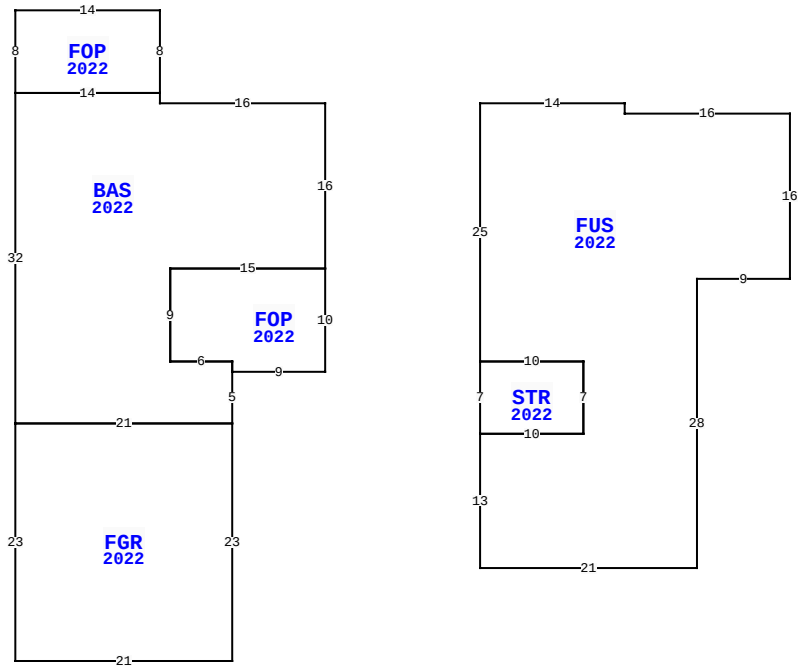
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	755	100	2022	755	102,662
FGR	483	55	2022	266	36,170
FOP	112	30	2022	34	4,623
FOP	144	30	2022	43	5,847
FUS	1,012	100	2022	1,012	137,609
STR	70	10	2022	7	952
TOTALS	2,576			2,117	287,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,117	103.5272	136.66	289,309	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1767 HX Base Yr 2023



117 REDBUD LN, YULEE

BLD DATE	03/21/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,862
TOTAL MARKET OB/XF VALUE		4,134
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		366,996
SOH/AGL Deduction		37,649
ASSESSED VALUE		329,347
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		273,625
TOTAL JUST VALUE		366,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011246	CO ISSUED	0	07/22/2022
21017145	NEW CONSTR	296,207	12/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2580/1647	7/27/2022	SW	Q	I	01	386,900
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: NOBLE BRIAN JAMES &						
2500/1705	9/28/2021	SW	Q	V	05	981,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 N1 FOP=[YR=2022] N8 W14 S8 E14$ W14 S32 FGR=[YR=2022] S23 E21 N23 W21$ E21 N5 FOP=[YR=2022] E9 N10 W15 S9 E6 S1$ N1 W6 N9 E15 N16$ PTR=E15 FUS=[YR=2022] E14 S1 E16 S16 W9 S28 W21 N13 STR=[YR=2022] N7 E10 S7 W10$ E10 N7 W10 N25$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,044.00	SF	4.00	4.00	100	2022	2022	3	99	4,134	

LAND DESCRIPTION

TOTAL OB/XF 4,134

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/26/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS