LOT 4
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

HARRELL DONALD J & KAREN E
133 REDBUD LANE
YULEE, FL 32097

2025

44-2N-27-1003-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

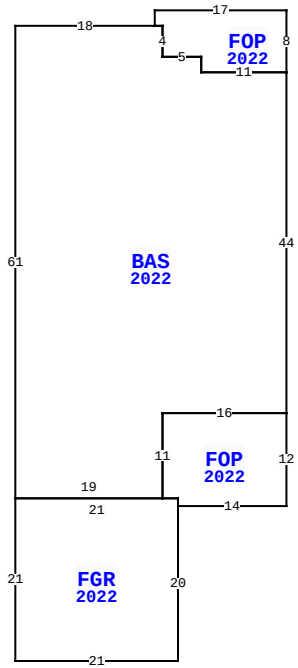
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,873	100	2022	1,873	250,547
FGR	441	55	2022	243	32,506
FOP	120	30	2022	36	4,816
FOP	190	30	2022	57	7,625
TOTALS	2,624			2,209	295,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,209	101.8514	134.44	296,978	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1873 HX Base Yr 2023



133 REDBUD LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,493
TOTAL MARKET OB/XF VALUE		3,537
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		374,030
SOH/AGL Deduction		38,392
ASSESSED VALUE		335,638
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		284,916
TOTAL JUST VALUE		374,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011243	CO ISSUED	0	07/22/2022
21017476	NEW CONSTR	210,761	12/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0498	7/25/2022	SW	Q	I	01	397,000
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: HARRELL DONALD JOSE						
2500/1705	9/28/2021	SW	Q	V	05	981,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W17 S2 BAS=[YR=2022] W18 S61 FGR=[YR=2022] S21 E21 N20 FOP=[YR=2022] E14 N12 W16 S11 E2 S1$ N1 W21$ E19 N11 E16 N44 W11 N2 W5 N4 W1$ E1 S4 E5 S2 E11 N8$.

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	0811	CONCRETE B	0	100	0	0	687.00	SF	5.20	5.20	100	2022	2022	3	99	3,537	

LAND DESCRIPTION

TOTAL OB/XF 3,537

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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS