LOT 11
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

PARRY JOHN ROGER & SUSAN SALE
457 FIREBUSH LANE
YULEE, FL 32097

2025

44-2N-27-1003-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

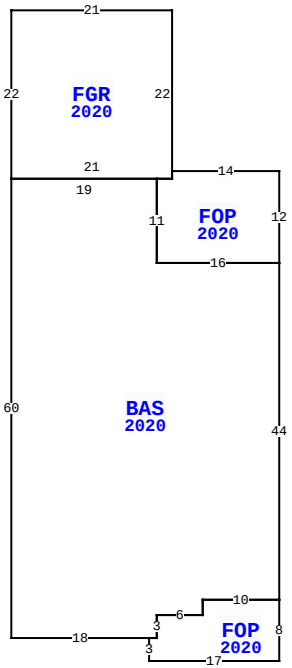
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,856	100	2020	1,856	245,778
FGR	462	55	2020	254	33,636
FOP	119	30	2020	36	4,767
FOP	190	30	2020	57	7,548
TOTALS	2,627			2,203	291,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,203	101.8514	134.44	296,171	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 1856 HX Base Yr 2022



457 FIREBUSH 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		291,728
TOTAL MARKET OB/XF VALUE		4,474
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		371,202
SOH/AGL Deduction		71,251
ASSESSED VALUE		299,951
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,229
TOTAL JUST VALUE		371,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012545	CO ISSUED	0	12/15/2020
20005601	NEW CONSTR	257,928	08/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2428/1210	1/25/2021	SW	Q	I	01	303,200
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: PARRY JOHN ROGER &						
2371/0963	6/25/2020	SW	Q	V	05	905,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W21 S22 BAS=[YR=2020] S60 E18 FOP=[YR=2020] S3 E17 N8 W10 S2 W6 S3 W1$ E1 N3 E6 N2 E10 N44 FOP=[YR=2020] N12 W14 S1 W2 S11 E16$ W16 N11 W19$ E21 N22$.

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	878.00	SF	5.20	5.20	100	2020	2020	3	98	4,474	

LAND DESCRIPTION

TOTAL OB/XF 4,474

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	000100	C	RES	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 01/06/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS