LOT 14
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

GRAVES RICHARD A & LETICIA
481 FIREBUSH LN
YULEE, FL 32097

2025

44-2N-27-1003-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

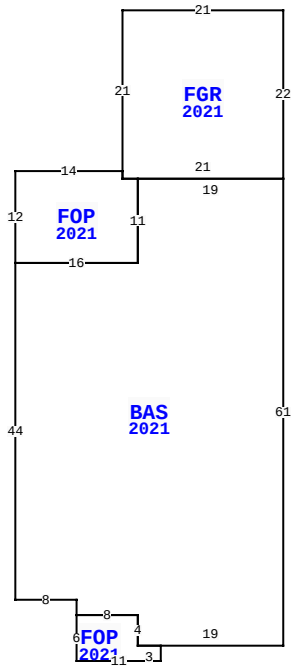
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,879	100	2021	1,879	258,550
FGR	462	55	2021	254	34,950
FOP	54	30	2021	16	2,202
FOP	190	30	2021	57	7,843
TOTALS	2,585			2,206	303,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,206	105.2961	138.99	306,612	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 1879 HX Base Yr



481 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		303,546
TOTAL MARKET OB/XF VALUE		4,015
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		382,561
SOH/AGL Deduction		37,702
ASSESSED VALUE		344,859
TOTAL EXEMPTION VALUE	13	344,859
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		382,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002581	CO ISSUED	0	03/04/2021
20010413	NEW CONSTR	256,672	10/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2445/1991	3/22/2021	WD	Q	I	01	319,200
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: GRAVES RICHARD A &						
2395/0800	9/23/2020	SW	Q	V	05	811,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W21 S21 FOP=[YR=2021] W14 S12 BAS=[YR=2021] S44 E8 S2 FOP=[YR=2021] S6 E11 N2 W3 N4 W8$ E8 S4 E19 N61 W19 S11 W16$ E16 N11 W2 N1 $ S1 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	780.00	SF	5.20	5.20	100	2021	2021	3	99	4,015	

LAND DESCRIPTION

TOTAL OB/XF 4,015

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 02/16/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS