LOT 21
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

DUFRESNE JONATHAN LOUIS &/BLUNT ALEXANDRA LOUISE
575 BUTTONWOOD LOOP
YULEE, FL 32097

2025

44-2N-27-1003-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

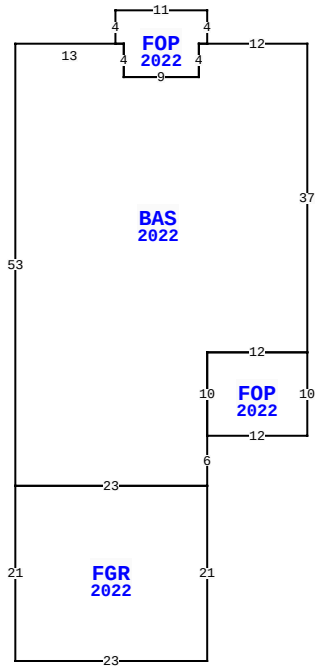
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,627	100	2022	1,627	219,243
FGR	483	55	2022	266	35,844
FOP	80	30	2022	24	3,234
FOP	120	30	2022	36	4,851
TOTALS	2,310			1,953	263,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,953	102.5962	135.43	264,495	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1627 HX Base Yr 2023



575 BUTTONWOOD LOOP, 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		263,173
TOTAL MARKET OB/XF VALUE		8,345
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		346,518
SOH/AGL Deduction		35,032
ASSESSED VALUE		311,486
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,764
TOTAL JUST VALUE		346,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001245	CO ISSUED	0	01/21/2022
21006329	NEW CONSTR	242,661	07/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2535/0720	1/31/2022	SW	Q	I	01	312,400
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: DUFRESNE JONATHAN L						
2475/1329	6/30/2021	SW	Q	V	05	1,388,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] N4 W11 S4 E1 S4 E9 N4 E1$ W1 S4 W9 N4 W13 S53 FGR=[YR=2022] S21 E23 N21 W23$ E23 N6 FOP=[YR=2022] E12 N10 W12 S10$ N10 E12 N37$.

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	711.00	SF	5.20	5.20	100	2022	2022	3	99	3,660	
2	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	2022	2022	3	99	251	
3	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2022	2022	3	98	4,140	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 8,345

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 03/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS