LOT 25
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

KAPPARIS DENNIS DWAYNE/POWELL ELISABET VASQUEZ
422 SWEETGUM STREET
YULEE, FL 32097

2025

44-2N-27-1003-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

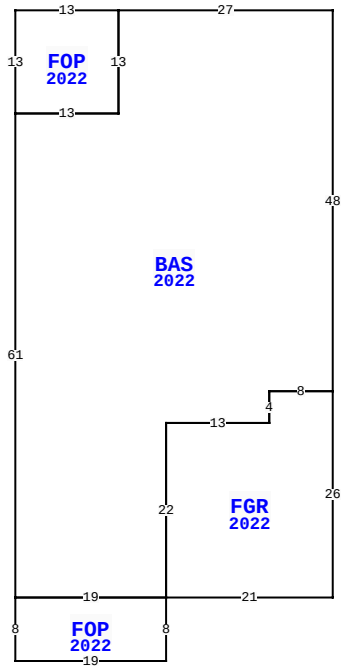
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,297	100	2022	2,297	308,156
FGR	494	55	2022	272	36,491
FOP	152	30	2022	46	6,171
FOP	169	30	2022	51	6,842
TOTALS	3,112			2,666	357,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,666	102.1440	134.83	359,457	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2297 HX Base Yr 2023



422 SWEETGUM ST, 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		357,660
TOTAL MARKET OB/XF VALUE		3,876
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		436,536
SOH/AGL Deduction		44,102
ASSESSED VALUE		392,434
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		341,712
TOTAL JUST VALUE		436,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003421	CO ISSUED	0	03/02/2022
21006601	NEW CONSTR	328,697	07/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/1539	3/04/2022	SW	Q	I	01	430,000
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: KAPPARIS DENNIS D &						
2371/0963	6/25/2020	SW	Q	V	05	905,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W27 FOP=[YR=2022] W13 S13 E13 N13$ S13 W13 S61 FOP=[YR=2022] S8 E19 N8 W19$ E19 FGR=[YR=2022] E21 N26 W8 S4 W13 S22$ N22 E13 N4 E8 N48$.

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	753.00	SF	5.20	5.20	100	2022	2022	3	99	3,876	

LAND DESCRIPTION

TOTAL OB/XF 3,876

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 03/23/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS