LOT 26
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

SMITH GREGORY JOHN & CHRISTIANNE REV TRUST/SMITH G
414 SWEETGUM STREET
YULEE, FL 32097

2025

44-2N-27-1003-0026-0000

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 100
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

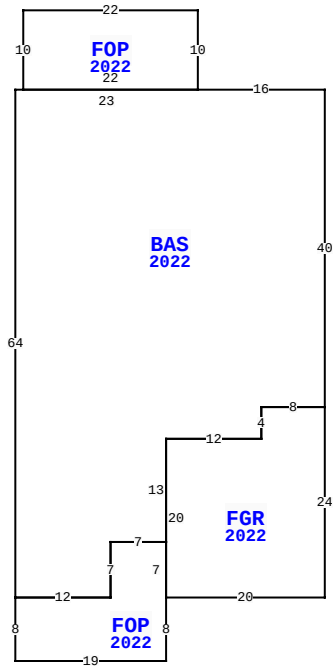
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2022	2,015	268,559
FGR	432	55	2022	238	31,721
FOP	201	30	2022	60	7,997
FOP	220	30	2022	66	8,797
TOTALS	2,868			2,379	317,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,379	101.4790	133.95	318,667	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2015 HX Base Yr 2023



414 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		317,074
TOTAL MARKET OB/XF VALUE		3,861
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		395,935
SOH/AGL Deduction		120,289
ASSESSED VALUE		275,646
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,924
TOTAL JUST VALUE		395,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004768	CO ISSUED	0	03/29/2022
21009236	NEW CONSTR	299,669	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/604	4/05/2023	QC	U	I	11	100
GRANTOR: SMITH GREGORY J & CHR						
GRANTEE: SMITH GREGORY JOHN						
2551/0744	3/29/2022	SW	Q	I	01	370,400
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: SMITH GREGORY JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] N10 W22 S10 E22$ W23 S64
FOP=[YR=2022] S8 E19 N8 FGR=[YR=2022] E20 N24 W8 S4 W12 S20$
N7 W7 S7 W12$ E12 N7 E7 N13 E12 N4 E8 N40$.

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	750.00	SF	5.20	5.20	100	2022	2022	3	99	3,861	

LAND DESCRIPTION

TOTAL OB/XF 3,861

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