LOT 27
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

DIFILIPPI MARY A/DIFILIPPI MICHELE
22 MAX DRIVE APT 4A
MORRISTOWN, NJ 07960

2025

44-2N-27-1003-0027-0000

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 50
Interior Floo	14	CARPET 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

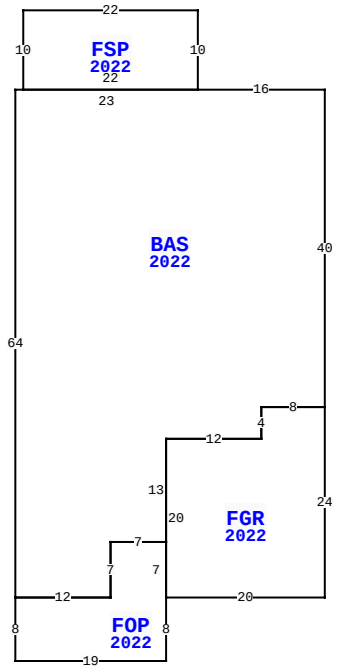
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2022	2,015	266,094
FGR	432	55	2022	238	31,429
FOP	201	30	2022	60	7,923
FSP	220	40	2022	88	11,621
TOTALS	2,868			2,401	317,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,401	100.5480	132.72	318,661	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 2015 HX Base Yr



406 SWEETGUM ST, YULEE

BLD DATE		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	317,068
TOTAL MARKET OB/XF VALUE	4,849
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	396,917
SOH/AGL Deduction	11,054
ASSESSED VALUE	385,863
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,863
TOTAL JUST VALUE	396,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006130	CO ISSUED	0	04/20/2022
21009245	NEW CONSTR	340,225	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1932	4/21/2022	SW	Q	I	02	396,100
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: DIFILIPPI MARY A &						
2395/0800	9/23/2020	SW	Q	V	05	811,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FSP=[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	0	0	0	942.00	SF	5.20	5.20	100	2022	2022	3	99	4,849	

LAND DESCRIPTION

TOTAL OB/XF 4,849

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	0		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