LOT 28
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

DOGAR NAEEM & ADEN IQBAL
1101 CALENDULA TRL
GEORGETOWN, TX 78628

2025

44-2N-27-1003-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

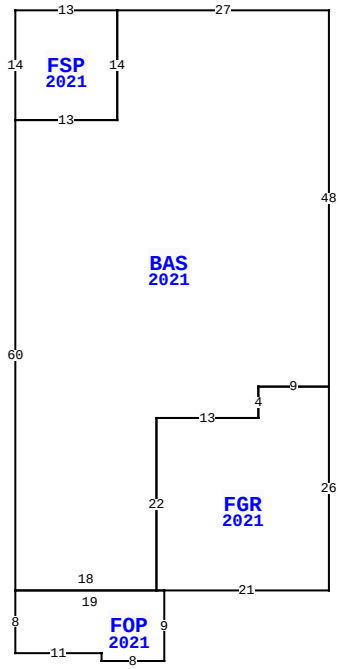
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,258	100	2021	2,258	299,255
FGR	520	55	2021	286	37,904
FOP	160	30	2021	48	6,362
FSP	182	40	2021	73	9,675
TOTALS	3,120			2,665	353,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,665	101.4144	133.87	356,764	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 2023 Heated Area: 2258 HX Base Yr



398 SWEETGUM ST, YULEE

BLD DATE	03/21/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	353,196
TOTAL MARKET OB/XF VALUE	4,113
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	432,309
SOH/AGL Deduction	11,472
ASSESSED VALUE	420,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	420,837
TOTAL JUST VALUE	432,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005972	NEW CONSTR	329,005	06/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0624	1/10/2022	SW	Q	I	01	377,300
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: DOGAR NAEEM & ADEN						
2395/0800	9/23/2020	SW	Q	V	05	811,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W27 FSP=[YR=2021] W13 S14 E13 N14$ S14 W13 S60 FOP=[YR=2021] S8 E11 S1 E8 N9 FGR=[YR=2021] E21 N26 W9 S4 W13 S22 E1$ W19$ E18 N22 E13 N4 E9 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	0	0	0	799.00	SF	5.20	5.20	100	2021	2021	3	99	4,113	

LAND DESCRIPTION

TOTAL OB/XF 4,113

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 04/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS