LOT 29
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

HUNT GREGORY H & JENNA M
390 SWEETGUM STREET
YULEE, FL 32097

**2025**

**44-2N-27-1003-0029-0000**

## 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 | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

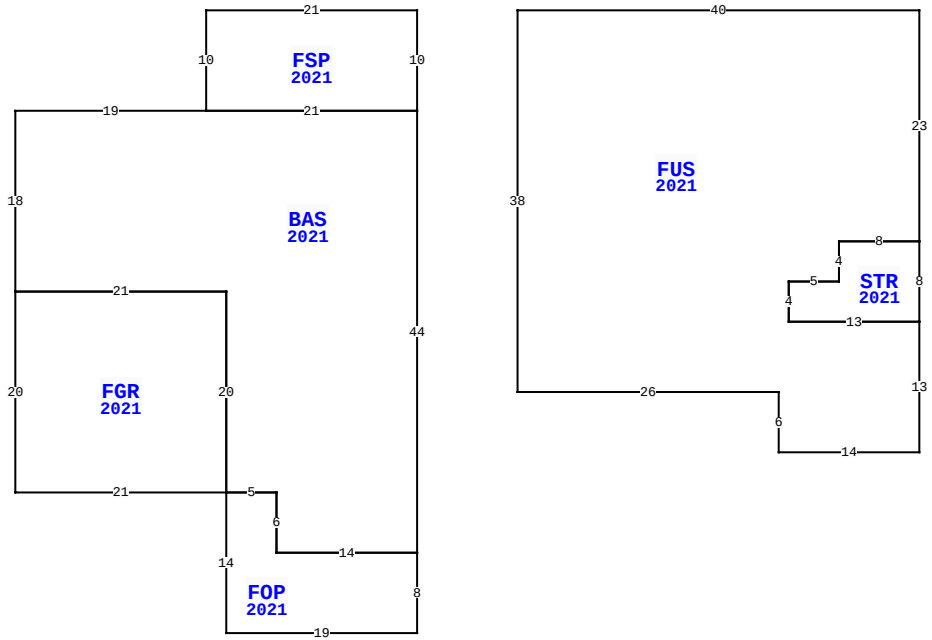
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4086.0100 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,184 | 100 | 2021 | 1,184 | 146,051 |
| FGR | 420 | 55 | 2021 | 231 | 28,495 |
| FOP | 182 | 30 | 2021 | 55 | 6,784 |
| FSP | 210 | 40 | 2021 | 84 | 10,361 |
| FUS | 1,520 | 100 | 2021 | 1,520 | 187,498 |
| STR | 84 | 10 | 2021 | 8 | 987 |
| TOTALS | 3,600 | | | 3,082 | 380,177 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,082 | 94.3920 | 124.60 | 384,017 | 2021 | 2021 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 100% - 2022 Heated Area: 2704 HX Base Yr 2022




390 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 | | 380,177 |
| TOTAL MARKET OB/XF VALUE | | 4,324 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 459,501 |
| SOH/AGL Deduction | | 90,840 |
| ASSESSED VALUE | | 368,661 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 317,939 |
| TOTAL JUST VALUE | | 459,501 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 407,107 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21005377 | NEW CONSTR | 381,220 | 05/18/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2517/0011 | 11/23/2021 | SW | Q | I | 01 | 400,800 |
| GRANTOR: MATTAMY JACKSONVILLE | | | | | | |
| GRANTEE: HUNT GREGORY HEUSTI | | | | | | |
| 2395/0800 | 9/23/2020 | SW | Q | V | 05 | 811,000 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: MATTAMY JACKSONVILL | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FSP=[YR=2021] W21 S10 BAS=[YR=2021] W19 S18 FGR=[YR=2021] S20 E21 FOP=[YR=2021] S14 E19 N8 W14 N6 W5$ N20 W21$ E21 S20 E5 S6 E14 N44 W21$ E21 N10$ PTR=E10 FUS=[YR=2021] E40 S23 STR=[YR=2021] S8 W13 N4 E5 N4 E8$ W8 S4 W5 S4 E13 S13 W14 N6 W26 N38$ W10$.

### 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 | 840.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 4,324 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,324

| 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 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