LOT 30
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

RICHARDS BRETT A & VICTORIA E
382 SWEETGUM ST
YULEE, FL 32097

2025

44-2N-27-1003-0030-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

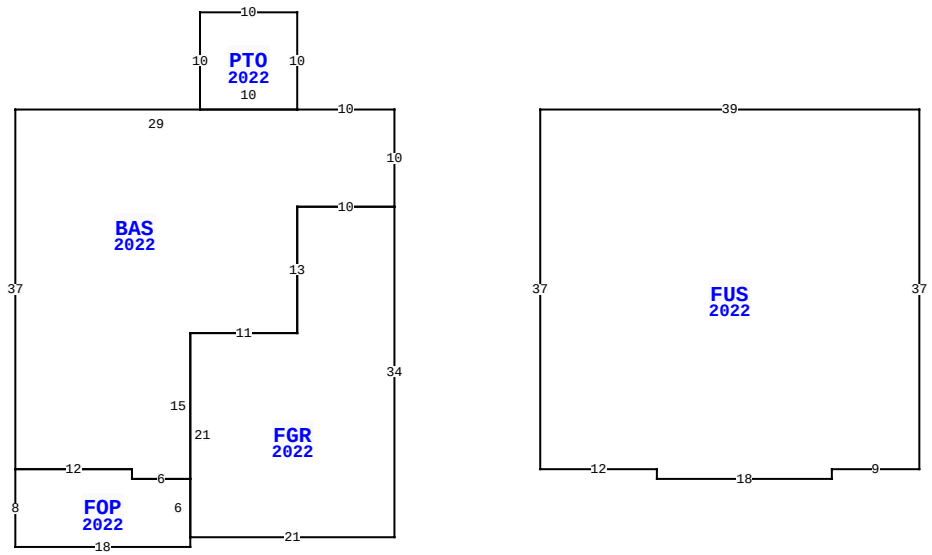
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	2022	1,025	131,370
FGR	571	55	2022	314	40,244
FOP	138	30	2022	41	5,255
FUS	1,461	100	2022	1,461	187,250
PTO	100	5	2022	5	641
TOTALS	3,295			2,846	364,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,846	97.5840	128.81	366,593	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2025 Heated Area: 2486 HX Base Yr 2025



382 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		364,760
TOTAL MARKET OB/XF VALUE		3,871
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		443,631
SOH/AGL Deduction		0
ASSESSED VALUE		443,631
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		387,909
TOTAL JUST VALUE		443,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003613	CO ISSUED	0	03/07/2022
21006293	NEW CONSTR	357,421	07/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2547/1598	3/16/2022	SW	Q	I	01	405,400
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: RICHARDS BRETT ALAN						
2395/0800	9/23/2020	SW	Q	V	05	811,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W10 PTO=[YR=2022] N10 W10 S10 E10$ W29 S37
FOP=[YR=2022] S8 E18 N1 FGR=[YR=2022] E21 N34 W10 S13 W11
S21$ N6 W6 N1 W12$ E12 S1 E6 N15 E11 N13 E10 N10$ PTR= E15
FUS=[YR=2022] E39 S37 W9 S1 W18 N1 W12 N37$ W15$.

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	752.00	SF	5.20	5.20	100	2022	2022	3	99	3,871	

LAND DESCRIPTION

TOTAL OB/XF 3,871

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