LOT 37
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

VANDENBOSCH ZACHARY & BRADLEE
7600 BROADWAY 1009
SAN ANTONIO, TX 78209

2025

44-2N-27-1003-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

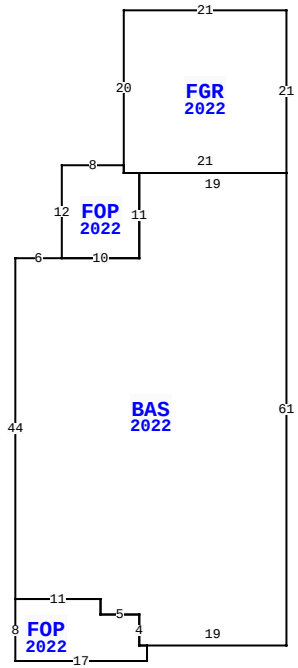
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,873	100	2022	1,873	250,547
FGR	441	55	2022	243	32,506
FOP	118	30	2022	35	4,681
FOP	120	30	2022	36	4,816
TOTALS	2,552			2,187	292,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,187	101.8514	134.44	294,020	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2025 Heated Area: 1873 HX Base Yr 2025



706 LOBLOLLY LN, YULEE

BLD DATE	03/21/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,550
TOTAL MARKET OB/XF VALUE		3,557
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		371,107
SOH/AGL Deduction		0
ASSESSED VALUE		371,107
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		320,385
TOTAL JUST VALUE		371,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011252	CO ISSUED	0	07/22/2022
21017372	NEW CONSTR	311,720	12/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/1410	3/28/2025	WD	Q	I	01	430,000
GRANTOR: SWEARINGEN TAYLOR						
GRANTEE: VANDENBOSCH ZACHARY						
2581/1304	7/29/2022	SW	Q	I	01	426,700
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: SWEARINGEN TAYLOR &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W21 S20 FOP=[YR=2022] W8 S12 BAS=[YR=2022] W6 S44 FOP=[YR=2022] S8 E17 N2 W1 N4 W5 N2 W11$ E11 S2 E5 S4 E19 N61 W19 S11 W10$ E10 N11 W2 N1$ S1 E21 N21$.

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	691.00	SF	5.20	5.20	100	2022	2022	3	99	3,557	

LAND DESCRIPTION

TOTAL OB/XF 3,557

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 07/20/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS