LOT 40
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

ROJAS CHRISTOPHER K & ALEXIS MICHELLE
730 LOBLOLLY LANE
YULEE, FL 32097

2025

44-2N-27-1003-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

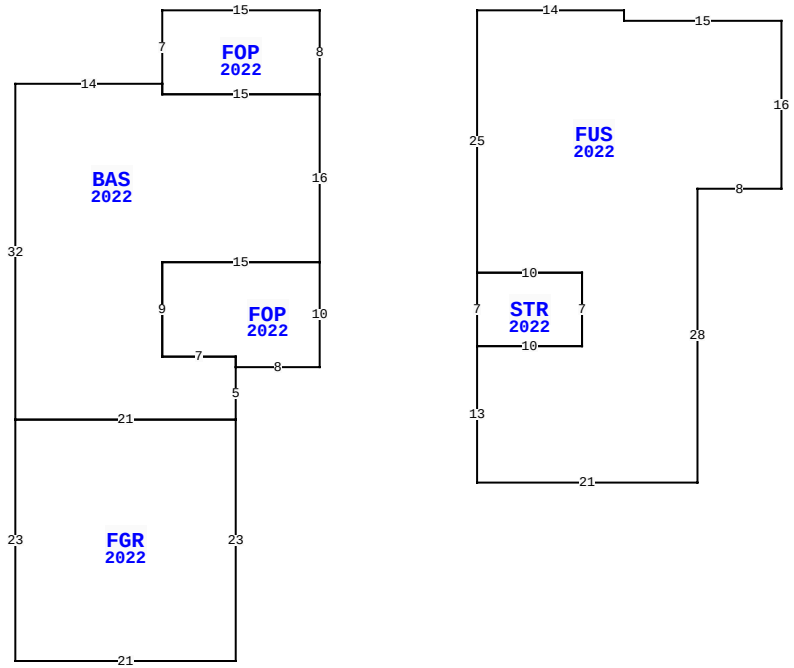
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	730	100	2022	730	100,149
FGR	483	55	2022	266	36,493
FOP	120	30	2022	36	4,939
FOP	143	30	2022	43	5,899
FUS	996	100	2022	996	136,641
STR	70	10	2022	7	960
TOTALS	2,542			2,078	285,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,078	104.4582	137.88	286,515	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1726 HX Base Yr 2023



730 LOBLOLLY LN, YULEE

BLD DATE	03/21/2023 NW	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		285,082
TOTAL MARKET OB/XF VALUE		4,194
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		364,276
SOH/AGL Deduction		112,062
ASSESSED VALUE		252,214
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,492
TOTAL JUST VALUE		364,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012967	CO ISSUED	0	08/23/2022
22001001	NEW CONSTR	297,554	01/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0111	8/31/2022	SW	Q	I	02	410,400
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: ROJAS CHRISTOPHER K						
2500/1705	9/28/2021	SW	Q	V	05	981,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W15 S7 BAS=[YR=2022] W14 S32 FGR=[YR=2022] S23 E21 N23 W21$ E21 N5 FOP=[YR=2022] E8 N10 W15 S9 E7 S1 $ N1 W7 N9 E15 N16 W15 N1$ S1 E15 N8$ PTR=E15 FUS=[YR=2022] E14 S1 E15 S16 W8 S28 W21 N13 STR=[YR=2022] N7 E10 S7 W10$ E10 N7 W10 N25$ 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	0812	CONCRETE C	0	100	0	0	1,059.00	SF	4.00	4.00	100	2022	2022	3	99	4,194	

LAND DESCRIPTION

TOTAL OB/XF 4,194

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 12/16/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS