LOT 41
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

JOLDERSMA LETA A
738 LOBLOLLY LANE
YULEE, FL 32097

2025

44-2N-27-1003-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

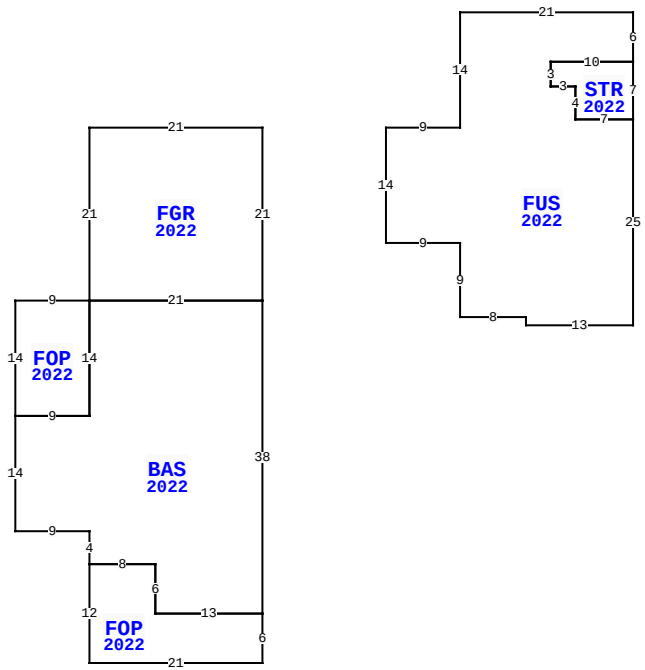
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	876	100	2022	876	120,179
FGR	441	55	2022	243	33,337
FOP	126	30	2022	38	5,213
FOP	174	30	2022	52	7,134
FUS	858	100	2022	858	117,709
STR	58	10	2022	6	823
TOTALS	2,533			2,073	284,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,073	104.4582	137.88	285,825	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1734 HX Base Yr 2023



738 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		284,396
TOTAL MARKET OB/XF VALUE		5,875
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		365,271
SOH/AGL Deduction		37,166
ASSESSED VALUE		328,105
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		277,383
TOTAL JUST VALUE		365,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013511	CO ISSUED	0	09/02/2022
22001002	NEW CONSTR	291,916	01/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/0605	9/09/2022	SW	Q	I	01	368,400
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: JOLDERSMA LETA A						
2500/1705	9/28/2021	SW	Q	V	05	981,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W21 S21 FOP=[YR=2022] W9 S14 BAS=[YR=2022] S14 E9 S4 FOP=[YR=2022] S12 E21 N6 W13 N6 W8$ E8 S6 E13 N38 W21 S14 W9$ E9 N14$E21 N21 $ PTR=E15 FUS=[YR=2022] E9 N14 E21 S6 STR=[YR=2022] S7 W7 N4 W3 N3 E10$ W10 S3 E3 S4 E7 S25 W13 N1 W8 N9 W9 N14$ 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	1,050.00	SF	4.00	4.00	100	2022	2022	3	99	4,158	
2	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2022	2022	3	98	1,129	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 5,875

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