

DORSTEN MATTHEW JAMES & BRENNNA JOY
231 SAWGRASS DR
YULEE, FL 32097

44-2N-27-1003-0074-0000



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

03

HARDIE BRD 100
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

4 100

Bathrooms

3 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

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

2,236

100

2022

2,236

298,371

FGR

494

55

2022

272

36,296

FOP

160

30

2022

48

6,405

FSP

156

40

2022

62

8,273

TOTALS

3,046

2,618

349,344

EXTRA FEATURES

L N

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

621.00

SF

5.20

5.20

100

2022

2022

3

99

3,197

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

08/01/2022

BY

NW

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTS

REPL. COST NEWAYB

EYBECONFNCT

% CONDD

0900

01

2,618

101.5968

134.11

351,100

2022

2022

0

0

0.50

99.50

1

SNGL FAM - 100%

- 2025

Heated Area:

2236

HX Base Yr

2025

BLD DATE

XF DATE

INC DATE

03/21/2023

NW

LGL DATE

LAND DATE

AG DATE

27

12

13

13

12

61

8

1

13

26

22

18

19

8

11

9

BAS

2022

FGR

2022

FOP

2022

FSP

2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

349,344

TOTAL MARKET OB/XF VALUE

3,197

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

427,541

SOH/AGL Deduction

0

ASSESSED VALUE

427,541

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

376,819

TOTAL JUST VALUE

427,541

NCON VALUE

2,002

INCOME VALUE

PREVIOUS YEAR MKT VALUE

376,396

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

22006412

CO ISSUED

0

04/25/2022

21009251

NEW CONSTR

374,805

09/01/2021

GRANTOR: LOCKE CLINT J & STEPH

GRANTEE:DORSTEN MATTHEW JAM

2559/1099

4/28/2022

SW

Q

I

02

468,400

GRANTOR:MATTAMY JACKSONVILLE

GRANTEE:LOCKE CLINT JEFFRY

BUILDING NOTES

BAS=[YR=2022;ORIG=-12,0] W27 S48 E8 S4 E13 S22 E18 N61 W12 N13 \$

FGR=[YR=2022;ORIG=-39,48] S26 E20 E1 N22 W13 N4 W8 \$

FOP=[YR=2022;ORIG=-19,74] S9 E8 N1 E11 N8 W19 \$

FSP=[YR=2022;ORIG=0,0] W12 S13 E12 N13 \$

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BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-12,0] W27 S48 E8 S4 E13 S22 E18 N61 W12 N13 \$

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