LOT 76
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

KURT DARREN A & TERRA G
247 SAWGRASS DR
YULEE, FL 32097

2025

44-2N-27-1003-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

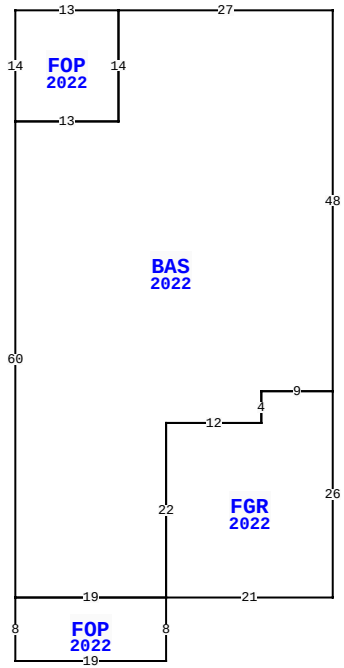
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,280	100	2022	2,280	321,710
FGR	498	55	2022	274	38,662
FOP	152	30	2022	46	6,490
FOP	182	30	2022	55	7,761
TOTALS	3,112			2,655	374,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,655	107.4336	141.81	376,506	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2280 HX Base Yr 2023



247 SAWGRASS DR, 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		374,623
TOTAL MARKET OB/XF VALUE		8,874
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		458,497
SOH/AGL Deduction		45,239
ASSESSED VALUE		413,258
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		362,536
TOTAL JUST VALUE		458,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009253	NEW CONSTR	328,697	07/15/2022
22002748	CO ISSUED	0	02/17/2022
21009253	NEW CONSTR	328,697	07/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2787/1676	5/06/2025	WD	Q	I	01	615,000
GRANTOR: WENK WILLIAM G & CHER						
GRANTEE: KURT DARREN A & TER						
2541/0288	2/18/2022	SW	Q	I	01	425,900
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: WENK WILLIAM GORDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W27 FOP=[YR=2022] W13 S14 E13 N14$ S14 W13 S60 FOP=[YR=2022] S8 E19 N8 W19$ E19 FGR=[YR=2022] E21 N26 W9 S4 W12 S22$ N22 E12 N4 E9 N48$.

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	599.00	SF	5.20	5.20	100	2022	2022	3	99	3,084	
2	0462	ST/AL FNC	0	100	0	0	24.00	SF	10.00	10.00	100	2022	2022	3	95	228	
3	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2022	2022	3	98	5,268	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 8,874

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 03/28/2022 BY HS Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS