LOT 77
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

**BLANTON DARRELL G & SHARON H**
255 SAWGRASS DRIVE
YULEE, FL 32097

# 2025

**44-2N-27-1003-0077-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

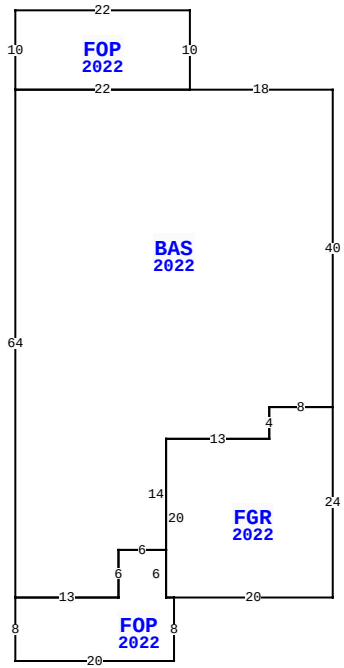
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 2,072 | 100 | 2022 | 2,072 | 274,631 |
| FGR | 452 | 55 | 2022 | 249 | 33,003 |
| FOP | 196 | 30 | 2022 | 59 | 7,820 |
| FOP | 220 | 30 | 2022 | 66 | 8,748 |
| TOTALS | 2,940 | | | 2,446 | 324,203 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,446 | 100.9204 | 133.21 | 325,832 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2025 Heated Area: 2072 HX Base Yr 2025




255 SAWGRASS DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 324,203 |
| TOTAL MARKET OB/XF VALUE | | 11,600 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 410,803 |
| SOH/AGL Deduction | | 206,223 |
| ASSESSED VALUE | | 204,580 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 153,858 |
| TOTAL JUST VALUE | | 410,803 |
| NCON VALUE | | 11,600 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 355,566 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22008006 | CO ISSUED | 0 | 05/23/2022 |
| 21009434 | NEW CONSTR | 340,925 | 09/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2702/29 | 3/18/2024 | WD | Q | I | 02 | 515,000 |
| GRANTOR: MCNEIL ANITA B & KENN | | | | | | |
| GRANTEE: BLANTON DARRELL G & | | | | | | |
| 2566/1526 | 5/26/2022 | SW | Q | I | 01 | 409,600 |
| GRANTOR: MATTAMY JACKSONVILLE | | | | | | |
| GRANTEE: MCNEIL ANITA BEATRI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W18 FOP=[YR=2022] N10 W22 S10 E22$ W22 S64
FOP=[YR=2022] S8 E20 N8 FGR=[YR=2022] E20 N24 W8 S4 W13 S20
E1$ W1 N6 W6 S6 W13$ E13 N6 E6 N14 E13 N4 E8 N40$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,160.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | | 100 | 11,600 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,600

| 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 02/11/2025 BY WWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS