

LOT 78
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

FLEWELLING MATTHEW & PATRICIA
263 SAWGRASS DRIVE
YULEE, FL 32097

2025

44-2N-27-1003-0078-0000



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/LAMMT 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		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,600	100	2022	2,600	398,864
FGR	652	55	2022	359	55,074
FOP	208	30	2022	62	9,511
FOP	223	30	2022	67	10,278
TOTALS	3,683			3,088	473,727

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	791.00	SF	5.20	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,088	116.8032	154.18	476,108	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 2600 HX Base Yr 2023											

263 SAWGRASS DR, YULEE										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
791.00	SF	5.20	5.20	100	2022	2022	3	99	4,072				
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LAND DESCRIPTION										TOTAL OB/XF 4,072									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY																			
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										473,727									
TOTAL MARKET OB/XF VALUE										4,072									
TOTAL LAND VALUE - MARKET										75,000									
TOTAL MARKET VALUE										552,799									
SOH/AGL Deduction										111,594									
ASSESSED VALUE										441,205									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										390,483									
TOTAL JUST VALUE										552,799									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										529,961									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006659	CO ISSUED	0	04/28/2022
21006877	NEW CONSTR	385,620	08/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2562/1505	4/28/2022	WD	Q	I	01	571,200	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: FLEWELLING MATTHEW							
2470/1319	6/15/2021	SW	Q	V	05	252,000	
GRANTOR: WILDLIGHT LLC							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W16 FOP=[YR=2022] W21 S3 E1 S8 E20 N11\$ S11 W20 N8 W13 S66 E2 FOP=[YR=2022] S8 E17 FGR=[YR=2022] E11 N2 E19 N21 W30 S23\$ N20 W6 S12 W11\$ E11 N12 E6 N3 E30 N54\$.									