LOT 82
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

CONNORS JOHN J & KAYLIN MAE
266 SAWGRASS DR
YULEE, FL 32097

2025

44-2N-27-1003-0082-0000

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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

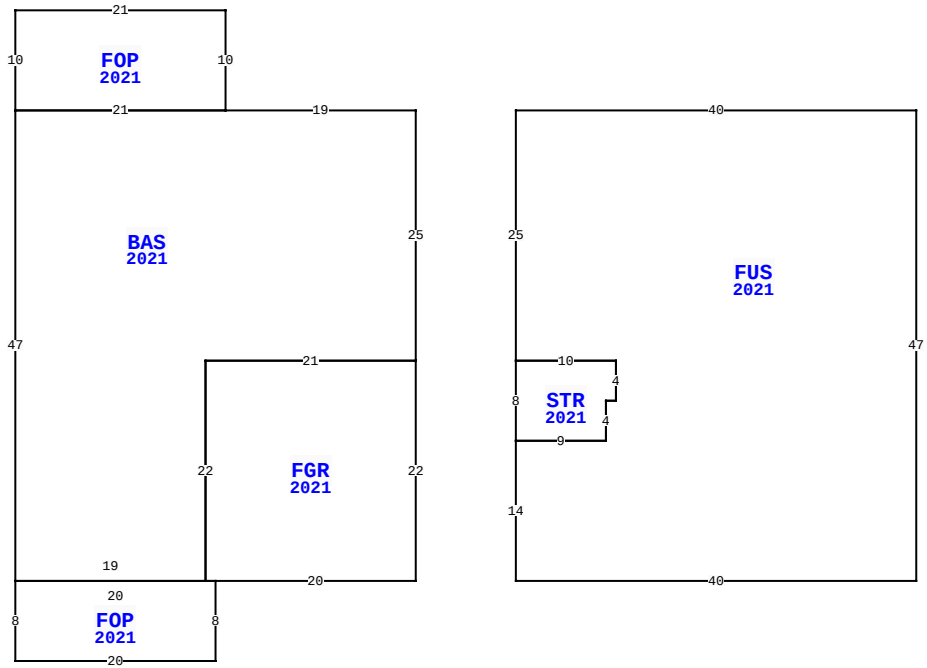
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100	2021	1,418	174,593
FGR	462	55	2021	254	31,274
FOP	160	30	2021	48	5,910
FOP	210	30	2021	63	7,757
FUS	1,804	100	2021	1,804	222,119
STR	76	10	2021	8	985
TOTALS	4,130			3,595	442,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,595	94.2210	124.37	447,110	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 3222 HX Base Yr



266 SAWGRASS DR, YULEE

BLD DATE	03/21/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		442,639
TOTAL MARKET OB/XF VALUE		3,104
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		520,743
SOH/AGL Deduction		49,943
ASSESSED VALUE		470,800
TOTAL EXEMPTION VALUE	13	470,800
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		520,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004314	NEW CONSTR	452,772	05/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/0549	11/05/2021	SW	Q	I	01	446,400
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: CONNORS JOHN JOSEPH						
2419/1850	12/22/2020	SW	Q	V	05	1,354,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W19 FOP=[YR=2021] N10 W21 S10 E21$ W21 S47
FOP=[YR=2021] S8 E20 N8 FGR=[YR=2021] E20 N22 W21 S22 E1$
W20$ E19 N22 E21 N25$ PTR= E10 FUS=[YR=2021] E40 S47 W40 N14
STR=[YR=2021] N8 E10 S4 W1 S4 W9$ E9 N4 E1 N4 W10 N25$ W10$.

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	603.00	SF	5.20	5.20	100	2021	2021	3	99	3,104	

LAND DESCRIPTION

TOTAL OB/XF 3,104

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 12/20/2021 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS