LOT 95
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

HUDGINS GREGORY ALTON & LISA A
172 SAWGRASS DR
YULEE, FL 32097

2025

44-2N-27-1003-0095-0000

BUILDING CHARACTERISTICS

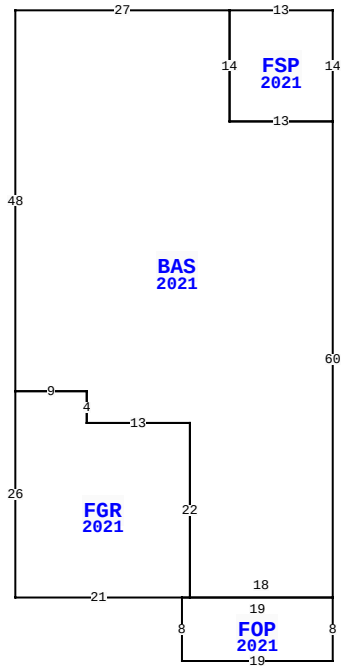
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,258	100	2021	2,258	308,935
FGR	520	55	2021	286	39,130
FOP	152	30	2021	46	6,293
FSP	182	40	2021	73	9,988
TOTALS	3,112			2,663	364,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,663	104.6976	138.20	368,027	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 0 Heated Area: 2258 HX Base Yr



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

172 SAWGRASS DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	364,347
TOTAL MARKET OB/XF VALUE	3,079
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	442,426
SOH/AGL Deduction	11,680
ASSESSED VALUE	430,746
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	430,746
TOTAL JUST VALUE	442,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005822	NEW CONSTR	328,697	05/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/1226	10/28/2021	SW	Q	I	01	371,400
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: HUDGINS GREGORY ALT						
2419/1850	12/22/2020	SW	Q	V	05	1,354,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W13 BAS=[YR=2021] W27 S48 FGR=[YR=2021] S26 E21 FOP=[YR=2021] S8 E19 N8 W19$ E1 N22 W13 N4 W9$ E9 S4 E13 S22 E18 N60 W13 N14$ S14 E13 N14$.

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	0	0	0	598.00	SF	5.20	5.20	100	2021	2021	3	99	3,079	

LAND DESCRIPTION

TOTAL OB/XF 3,079

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	0		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