LOT 98
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

CAMPBELL AMBER J
148 SAWGRASS DR
YULEE, FL 32097

2025

44-2N-27-1003-0098-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

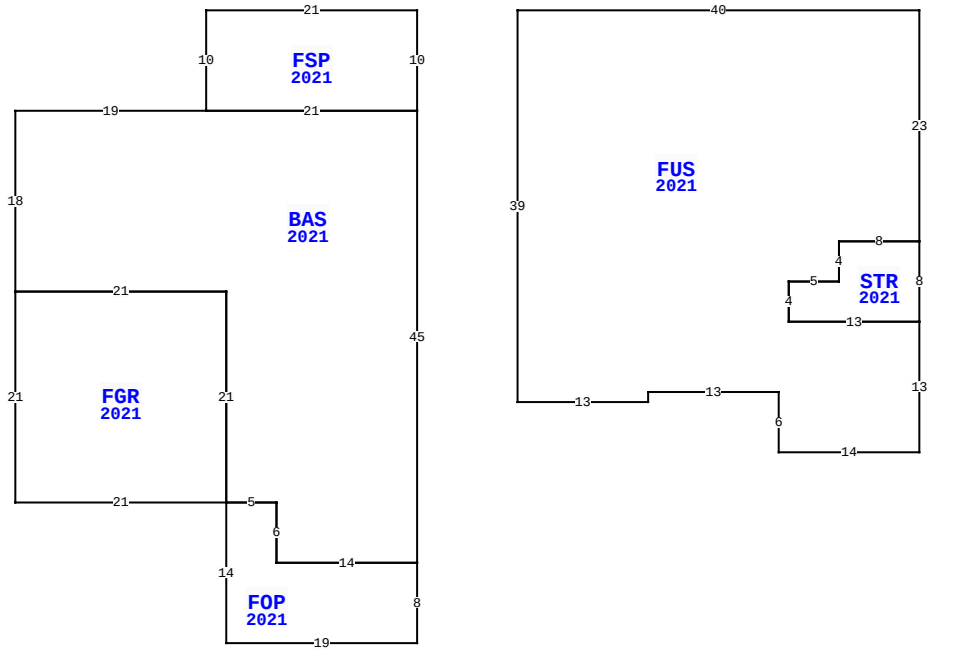
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,203	100	2021	1,203	148,395
FGR	441	55	2021	243	29,975
FOP	182	30	2021	55	6,784
FSP	210	40	2021	84	10,361
FUS	1,533	100	2021	1,533	189,102
STR	84	10	2021	8	987
TOTALS	3,653			3,126	385,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,126	94.3920	124.60	389,500	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2736 HX Base Yr 2022



148 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		385,605
TOTAL MARKET OB/XF VALUE		71,454
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		532,059
SOH/AGL Deduction		84,464
ASSESSED VALUE		447,595
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		396,873
TOTAL JUST VALUE		532,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017005	ADDITION	15,000	11/16/2022
21015171	SWIM POOL	71,747	11/03/2021
21003448	CO ISSUED	0	03/22/2021
20010447	NEW CONSTR	361,665	10/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/1636	3/24/2021	SW	Q	I	02	381,000
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: CAMPBELL AMBER J						
2395/0800	9/23/2020	SW	Q	V	05	811,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W21 S10 BAS=[YR=2021] W19 S18 FGR=[YR=2021] S21 E21 FOP=[YR=2021] S14 E19 N8 W14 N6 W5$ N21 W21$ E21 S21 E5 S6 E14 N45 W21$ E21 N10$ PTR=E10 FUS=[YR=2021] E40 S23 STR=[YR=2021] S8 W13 N4 E5 N4 E8$ W8 S4 W5 S4 E13 S13 W14 N6 W13 S1 W13 N39$ 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	903.00	SF	5.20	5.20	100	2021	2021	3	99	4,649	
2	0911	SCRN RM A	0	100	0	0	1,150.00	SF	17.50	17.50	100	2022	2022	3	93	18,716	
3	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2022	2022	3	95	32,300	
4	0855	CONC PAVER	0	100	0	0	750.00	SF	10.00	10.00	100	2022	2022	3	99	7,425	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
6	0476	VF 6 SBPL	0	100	0	0	152.00	LF	32.00	32.00	100	2022	2022	3	98	4,767	
7	0476	VF 6 SBPL	0	100	0	0	92.00	LF	16.00	16.00	100	2022	2022	3	98	1,443	
8	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 71,454

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 03/28/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS