LOT 104
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

CHEESE CHARLES ENTERTAINMENT/
213 SPARTINA LANE
YULEE, FL 32097

2025

44-2N-27-1003-0104-0000

BUILDING CHARACTERISTICS

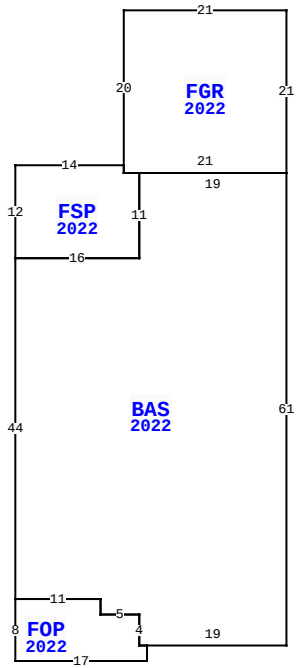
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,873	100	2022	1,873	250,100
FGR	441	55	2022	243	32,448
FOP	120	30	2022	36	4,807
FSP	190	40	2022	76	10,148
TOTALS	2,624			2,228	297,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,228	101.6652	134.20	298,998	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1873 HX Base Yr 2023



213 SPARTINA LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,503
TOTAL MARKET OB/XF VALUE		41,724
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		414,227
SOH/AGL Deduction		36,795
ASSESSED VALUE		377,432
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		326,710
TOTAL JUST VALUE		414,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003579	INGROUND POOL - N	95,000	03/17/2023
22014542	CO ISSUED	0	09/23/2022
22000774	NEW CONSTR	315,135	01/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	9/28/2022	CN	Q	I	01	390,300
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: CHEESE CHARLES ENTE						
2500/1705	9/28/2021	SW	Q	V	05	981,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W21 S20 FSP=[YR=2022] W14 S12 BAS=[YR=2022] S44 FOP=[YR=2022] S8 E17 N2 W1 N4 W5 N2 W11$ E11 S2 E5 S4 E19 N61 W19 S11 W16$ E16 N11 W2 N1$ S1 E21 N21$.

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	704.00	SF	5.20	5.20	100	2022	2022	3	99	3,624	
2	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2024	2023		98	30,321	
3	0855	CONC PAVER	0	100	0	0	330.00	SF	10.00	10.00	100	2024	2023		100	3,300	
4	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2024	2023		99	4,182	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 41,724

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	000134	C	RES POND	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 01/30/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS