LOT 105
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

COCHIUS LEWIS &/FOLEY PAULA
221 SPARTINA LN
YULEE, FL 32097

2025

44-2N-27-1003-0105-0000

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

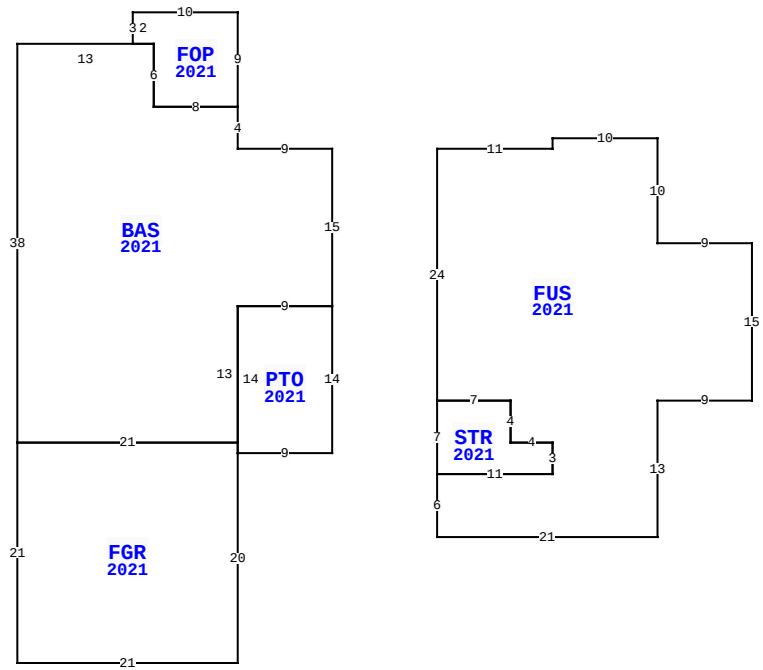
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	885	100	2021	885	122,749
FGR	441	55	2021	243	33,704
FOP	78	30	2021	23	3,190
FUS	861	100	2021	861	119,420
PTO	126	5	2021	6	833
STR	61	10	2021	6	833
TOTALS	2,452			2,024	280,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,024	106.1340	140.10	283,562	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 1746 HX Base Yr 2023



221 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,726
TOTAL MARKET OB/XF VALUE		3,980
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		359,706
SOH/AGL Deduction		35,718
ASSESSED VALUE		323,988
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,266
TOTAL JUST VALUE		359,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006487	NEW CONSTR	260,269	05/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2586/0305	8/24/2022	WD	Q	I	01	395,000
GRANTOR: BARBER THOMAS JEROME						
GRANTEE: COCHIUS LEWIS & PAU						
2540/0061	2/16/2022	WD	Q	I	01	395,000
GRANTOR: SMITH KASHONDRA RAVEN						
GRANTEE: BARBER THOMAS JEROM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W9 N4 FOP=[YR=2021] N9 W10 S3 E2 S6 E8$ W8 N6 W13 S38 FGR=[YR=2021] S21 E21 N20 PTO=[YR=2021] E9 N14 W9 S14$ N1 W21$ E21 N13 E9 N15$ PTR=E10 FUS=[YR=2021] E11 N1 E10 S10 E9 S15 W9 S13 W21 N6 STR=[YR=2021] N7 E7 S4 E4 S3 W11$ E11 N3 W4 N4 W7 N24$ 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	0812	CONCRETE C	0	100	0	0	1,005.00	SF	4.00	4.00	100	2021	2021	3	99	3,980	

LAND DESCRIPTION

TOTAL OB/XF 3,980

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 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