LOT 108
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

ALVERSON SAMUEL KENNEDY
245 SPARTINA LN
YULEE, FL 32097

2025

44-2N-27-1003-0108-0000

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	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

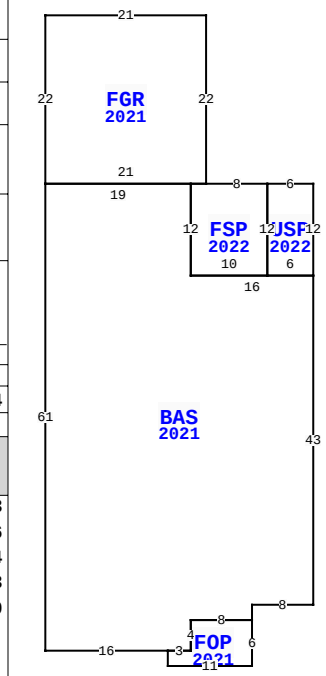
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	2021	1,863	262,473
FGR	462	55	2021	254	35,786
FOP	54	30	2021	16	2,254
FSP	120	40	2022	48	6,763
USP	72	30	2022	22	3,100
TOTALS	2,571			2,203	310,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,203	107.8098	142.31	313,509	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 1863 HX Base Yr 2022



245 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		310,374
TOTAL MARKET OB/XF VALUE		6,476
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		391,850
SOH/AGL Deduction		72,707
ASSESSED VALUE		319,143
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,421
TOTAL JUST VALUE		391,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007818	ADDITION	3,592	05/19/2022
21014926	CO ISSUED	0	10/28/2021
21003999	NEW CONSTR	269,947	05/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/0496	10/29/2021	SW	Q	I	01	346,200
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: ALVERSON SAMUEL KEN						
2419/1850	12/22/2020	SW	Q	V	05	1,354,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2022] W6 FSP=[YR=2022] W8 FGR=[YR=2021] N22 W21 S22 BAS=[YR=2021] S61 E16 FOP=[YR=2021] S2 E11 N6 W8 S4 W3$ E3 N4 E8 N2 E8 N43 W16 N12 W19$ E21$ W2 S12 E10 N12$ S12 E6 N12$.

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	638.00	SF	5.20	5.20	100	2021	2021	3	99	3,284	
2	0462	ST/AL FNC	0	100	0	0	336.00	SF	10.00	10.00	100	2022	2022	3	95	3,192	

LAND DESCRIPTION

TOTAL OB/XF 6,476

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 07/26/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS