LOT 110
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

FORREST FAMILY REVOCABLE LIVING TRUST/FORREST BRYA
261 SPARTINA LN
YULEE, FL 32097

2025

44-2N-27-1003-0110-0000

BUILDING CHARACTERISTICS

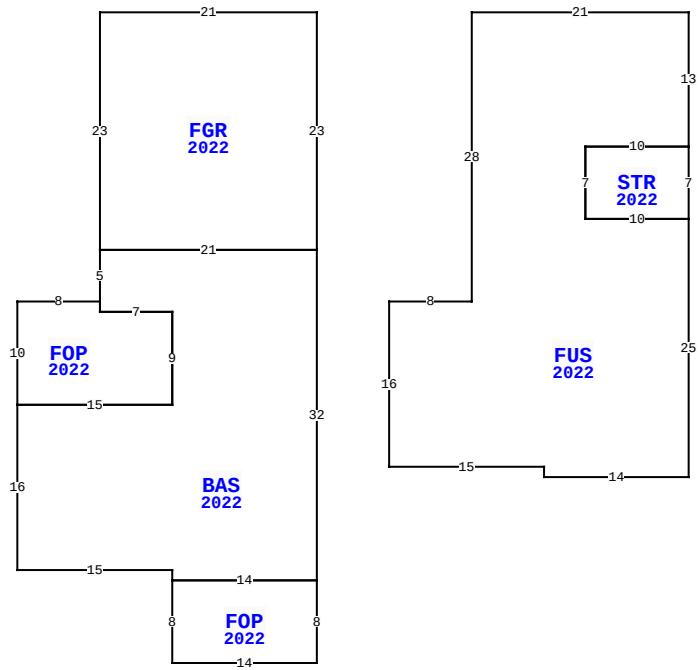
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	730	100	2022	730	100,149
FGR	483	55	2022	266	36,493
FOP	112	30	2022	34	4,665
FOP	143	30	2022	43	5,899
FUS	996	100	2022	996	136,641
STR	70	10	2022	7	960
TOTALS	2,534			2,076	284,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,076	104.4582	137.88	286,239	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1726 HX Base Yr 2023



261 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,808
TOTAL MARKET OB/XF VALUE		4,150
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		363,958
SOH/AGL Deduction		108,077
ASSESSED VALUE		255,881
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,159
TOTAL JUST VALUE		363,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002087	NEW CONSTR	295,069	02/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/935	12/01/2023	WD	U	I	11	100
GRANTOR: FORREST BRYAN W & MEL						
GRANTEE: FORREST FAMILY REVO						
2609/1398	12/20/2022	SW	Q	I	01	389,900
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: FORREST BRYAN WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W21 S23 BAS=[YR=2022] S5 FOP=[YR=2022] W8 S10 E15 N9 W7 N1$ S1 E7 S9 W15 S16 E15 S1 FOP=[YR=2022] S8 E14 N8 W14$ E14 N32 W21$ E21 N23$ PTR=E15 FUS=[YR=2022] E21 S13 STR=[YR=2022] S7 W10 N7 E10$ W10 S7 E10 S25 W14 N1 W15 N16 E8 N28$ W15$.

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	1,048.00	SF	4.00	4.00	100	2022	2022	3	99	4,150	

LAND DESCRIPTION

TOTAL OB/XF 4,150

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 12/16/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS