LOT 114
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

BRADLEY JIMMIE B & MARY G
323 SWEETGUM ST
YULEE, FL 32097

2025

44-2N-27-1003-0114-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

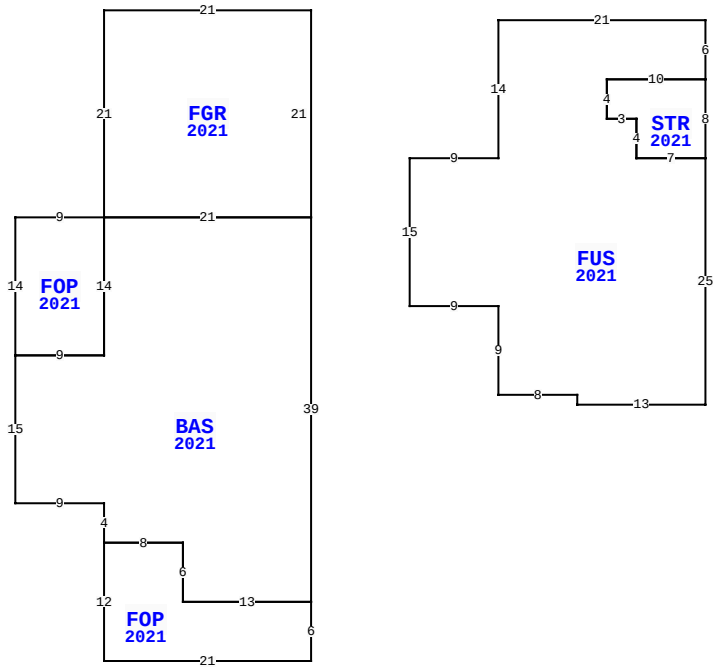
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	906	100	2021	906	122,576
FGR	441	55	2021	243	32,876
FOP	126	30	2021	38	5,141
FOP	174	30	2021	52	7,035
FUS	878	100	2021	878	118,787
STR	68	10	2021	7	947
TOTALS	2,593			2,124	287,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,124	103.5272	136.66	290,266	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 1784 HX Base Yr 2022



323 SWEETGUM ST, 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		287,363
TOTAL MARKET OB/XF VALUE		6,783
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		369,146
SOH/AGL Deduction		128,294
ASSESSED VALUE		240,852
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		185,130
TOTAL JUST VALUE		369,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004232	NEW CONSTR	263,824	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/0519	10/15/2021	SW	Q	I	02	331,000
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: BRADLEY JIMMIE B &						
2419/1850	12/22/2020	SW	Q	V	05	1,354,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W21 S21 FOP=[YR=2021] W9 S14 BAS=[YR=2021] S15 E9 S4 FOP=[YR=2021] S12 E21 N6 W13 N6 W8$ E8 S6 E13 N39 W21 S14 W9$ E9 N14$ E21 N21$ PTR=E10 S15FUS=[YR=2021] E9 N14 E21 S6 STR=[YR=2021] S8 W7 N4 W3 N4 E10$ W10 S4 E3 S4 E7 S25 W13 N1 W8 N9 W9 N15$ W10 N15$.

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	1,713.00	SF	4.00	4.00	100	2021	2021	3	99	6,783	

LAND DESCRIPTION

TOTAL OB/XF 6,783

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 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