LOT 115
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

CHAFIN JOHN STEVEN & JENNIFER APRIL
331 SWEETGUM STREET
YULEE, FL 32097

2025

44-2N-27-1003-0115-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

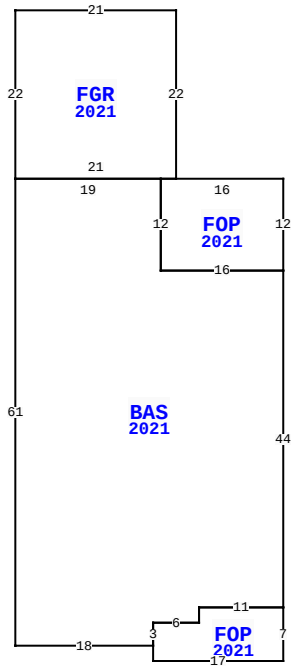
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,870	100	2021	1,870	248,889
FGR	462	55	2021	254	33,807
FOP	107	30	2021	32	4,259
FOP	192	30	2021	58	7,720
TOTALS	2,631			2,214	294,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,214	101.8514	134.44	297,650	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2025 Heated Area: 1870 HX Base Yr



331 SWEETGUM ST, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		294,674
TOTAL MARKET OB/XF VALUE		5,431
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		375,105
SOH/AGL Deduction		0
ASSESSED VALUE		375,105
TOTAL EXEMPTION VALUE	13	375,105
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		375,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010578	NEW CONSTR	257,928	11/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/0296	5/28/2021	SW	Q	I	01	317,600
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: CHAFIN JOHN STEVEN						
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 S22 BAS=[YR=2021] S61 E18 FOP=[YR=2021] S2 E17 N7 W11 S2 W6 S3$ N3 E6 N2 E11 N44 FOP=[YR=2021] N12 W16 S12 E16$ W16 N12 W19$ E21 N22$.

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	1,055.00	SF	5.20	5.20	100	2021	2021	3	99	5,431	

LAND DESCRIPTION

TOTAL OB/XF 5,431

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 07/26/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS