LOT 117
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

COOPER ALEXZANDREA
347 SWEETGUM ST
YULEE, FL 32097

2025

44-2N-27-1003-0117-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

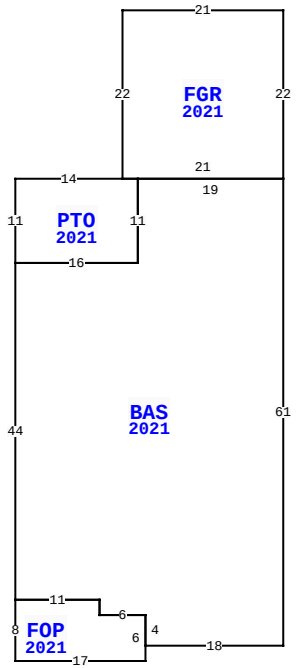
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,869	100	2021	1,869	248,312
FGR	462	55	2021	254	33,746
FOP	124	30	2021	37	4,915
PTO	176	5	2021	9	1,196
TOTALS	2,631			2,169	288,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,169	101.6652	134.20	291,080	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 1869 HX Base Yr 2022



347 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		288,169
TOTAL MARKET OB/XF VALUE		4,113
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		367,282
SOH/AGL Deduction		71,546
ASSESSED VALUE		295,736
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,014
TOTAL JUST VALUE		367,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004443	NEW CONSTR	270,280	04/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2492/0893	8/30/2021	SW	Q	I	01	308,800
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: COOPER ALEXZANDREA						
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 PTO=[YR=2021] W14 S11 BAS=[YR=2021] S44 FOP=[YR=2021] S8 E17 N6 W6 N2 W11$ E11 S2 E6 S4 E18 N61 W19 S11 W16$ E16 N11 W2$ 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	799.00	SF	5.20	5.20	100	2021	2021	3	99	4,113	

LAND DESCRIPTION

TOTAL OB/XF 4,113

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