LOT 121
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

MCCANN DENNIS JOHN & JILLIAN E
586 BUTTONWOOD LOOP
YULEE, FL 32097

2025

44-2N-27-1003-0121-0000

BUILDING CHARACTERISTICS

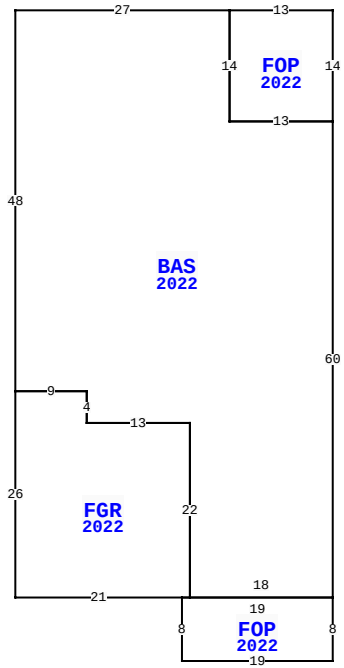
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,258	100	2022	2,258	301,306
FGR	520	55	2022	286	38,163
FOP	152	30	2022	46	6,138
FOP	182	30	2022	55	7,339
TOTALS	3,112			2,645	352,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,645	101.5968	134.11	354,721	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2258 HX Base Yr



586 BUTTONWOOD LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		352,947
TOTAL MARKET OB/XF VALUE		3,151
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		431,098
SOH/AGL Deduction		43,709
ASSESSED VALUE		387,389
TOTAL EXEMPTION VALUE	13	387,389
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		431,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010525	CO ISSUED	0	07/11/2022
21017065	NEW CONSTR	374,445	12/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/0910	7/14/2022	SW	Q	I	01	424,400
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: MCCANN DENNIS JOHN						
2500/1705	9/28/2021	SW	Q	V	05	981,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W13 BAS=[YR=2022] W27 S48 FGR=[YR=2022] S26 E21 FOP=[YR=2022] S8 E19 N8 W19$ E1 N22 W13 N4 W9$ E9 S4 E13 S22 E18 N60 W13 N14$ S14 E13 N14$.

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	612.00	SF	5.20	5.20	100	2022	2022	3	99	3,151	

LAND DESCRIPTION

TOTAL OB/XF 3,151

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