BLOCK 7 LOT 14
YULEE WOODS #3 PB 5/239

SAWYER KEITH L II & MEGAN N
85064 ART WILSON LANE
YULEE, FL 32097

2026

42-2N-27-4613-0007-0140

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

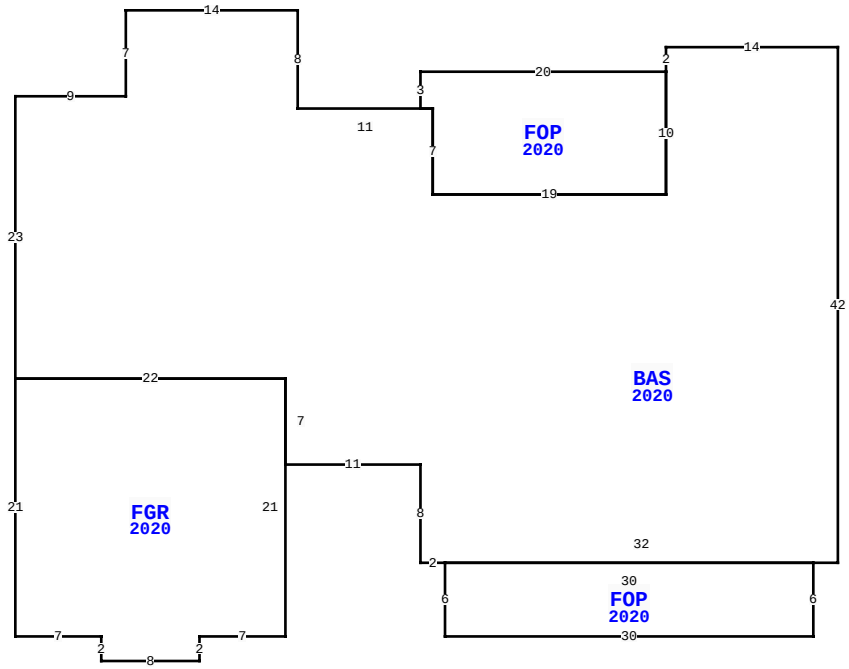
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,119	100	2020	2,119	343,618
FGR	478	55	2020	263	42,649
FOP	180	30	2020	54	8,756
FOP	193	30	2020	58	9,405
TOTALS	2,970			2,494	404,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,494	119.0448	165.47	412,682	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2022 Heated Area: 2119 HX Base Yr 2022



85064 ART WILSON LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		418,342
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		558,342
SOH/AGL Deduction		196,272
ASSESSED VALUE		362,070
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		310,659
TOTAL JUST VALUE		558,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012572	CO ISSUED	0	12/15/2020
20010915	SWIM POOL	35,000	11/09/2020
20002558	NEW CONSTR	289,526	06/01/2020
19012490	DEMOLITION	0	12/05/2019
MH034152	MH MOVE-ON	0	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/0895	1/10/2020	WD	U	I	11	100
GRANTOR: SAWYER KEITH L & RHON						
GRANTEE: SAWYER KEITH L II &						
2292/0381	7/20/2019	WD	U	I	11	100
GRANTOR: SAWYER KEITH L & RHON						
GRANTEE: SAWYER KEITH L II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 S2 FOP=[YR=2020] W20 S3 E1 S7 E19 N10$ S10 W19 N7 W11 N8 W14 S7 W9 S23 FGR=[YR=2020] S21 E7 S2 E8 N2 E7 N21 W22$ E22 S7 E11 S8 E2 FOP=[YR=2020] S6 E30 N6 W30$ E32 N42$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

BLOCK 7 LOT 14
YULEE WOODS #3 PB 5/239

SAWYER KEITH L II & MEGAN N
85064 ART WILSON LANE
YULEE, FL 32097

2026

42-2N-27-4613-0007-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

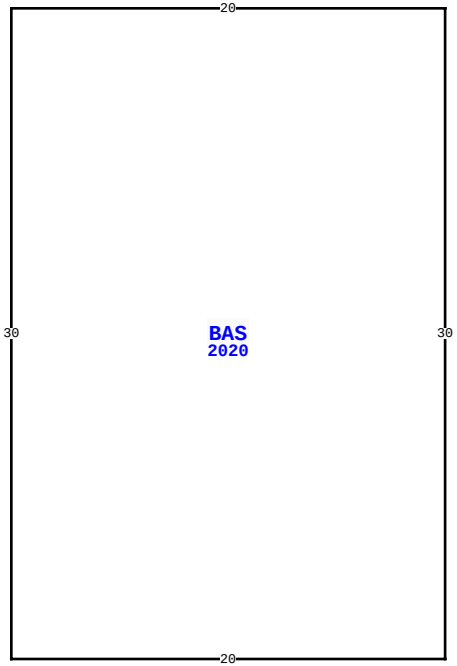
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2020	600	13,914
TOTALS	600			600	13,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	24.67	14,802	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2022 Heated Area: 600 HX Base Yr 2022



85064 ART WILSON LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		418,342
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		558,342
SOH/AGL Deduction		196,272
ASSESSED VALUE		362,070
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		310,659
TOTAL JUST VALUE		558,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/0895	1/10/2020	WD	U	I	11	100
GRANTOR: SAWYER KEITH L & RHON						
GRANTEE: SAWYER KEITH L II &						
2292/0381	7/20/2019	WD	U	I	11	100
GRANTOR: SAWYER KEITH L & RHON						
GRANTEE: SAWYER KEITH L II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 S30 E20 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS