LOT 2
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

HOLAWAY MAXWELL & CAROLINE
117 REDBUD LN
YULEE, FL 32097

2026

44-2N-27-1003-0002-0000

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	01	Quality Level 01

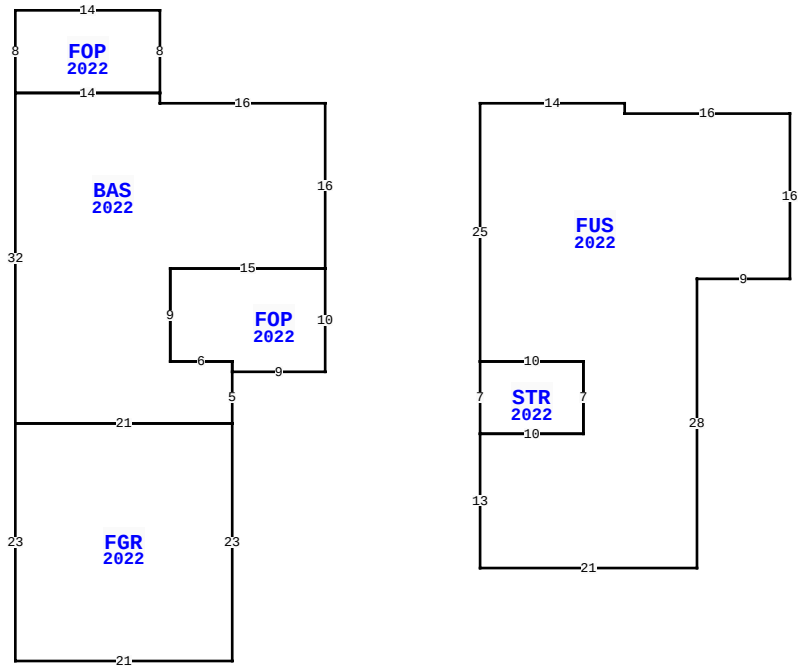
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	755	100	2022	755	101,900
FGR	483	55	2022	266	35,901
FOP	112	30	2022	34	4,589
FOP	144	30	2022	43	5,803
FUS	1,012	100	2022	1,012	136,586
STR	70	10	2022	7	944
TOTALS	2,576			2,117	285,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,117	98.0784	136.33	288,611	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 1767 HX Base Yr 2023



117 REDBUD LN, 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		285,725
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		360,725
SOH/AGL Deduction		22,486
ASSESSED VALUE		338,239
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		281,828
TOTAL JUST VALUE		360,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011246	CO ISSUED	0	07/22/2022
21017145	NEW CONSTR	296,207	12/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
202645015025	5/12/2026	WD	Q	I	01	416,000
GRANTOR: NOBLE BRIAN JAMES & A						
GRANTEE: HOLAWAY MAXWELL & C						
2580/1647	7/27/2022	SW	Q	I	01	386,900
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: NOBLE BRIAN JAMES &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 N1 FOP=[YR=2022] N8 W14 S8 E14$ W14 S32 FGR=[YR=2022] S23 E21 N23 W21$ E21 N5 FOP=[YR=2022] E9 N10 W15 S9 E6 S1$ N1 W6 N9 E15 N16$ PTR=E15 FUS=[YR=2022] E14 S1 E16 S16 W9 S28 W21 N13 STR=[YR=2022] N7 E10 S7 W10$ E10 N7 W10 N25$ W15$.

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
1	000134	C	RES POND	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS