LOT 17
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

KABALEN BRUCE D & PAMELA H
417 SWEETGUM ST
YULEE, FL 32097

2026

44-2N-27-1003-0017-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

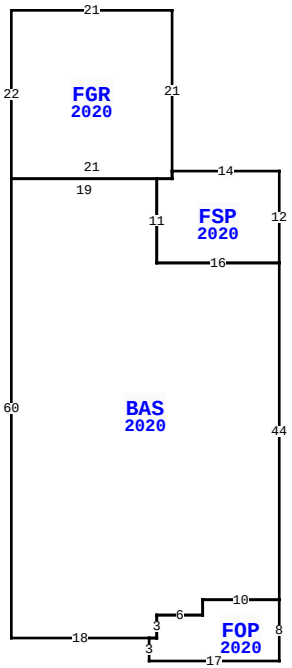
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2020	1,856	261,118
FGR	462	55	2020	254	35,735
FOP	119	30	2020	36	5,065
FSP	190	40	2020	76	10,693
TOTALS	2,627			2,222	312,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,222	103.2822	143.56	318,990	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2024 Heated Area: 1856 HX Base Yr 2024



417 SWEETGUM ST, 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		312,610
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		387,610
SOH/AGL Deduction		20,316
ASSESSED VALUE		367,294
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		315,883
TOTAL JUST VALUE		387,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004394	NEW CONSTR	257,928	07/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/1191	9/14/2023	WD	Q	I	01	455,000
GRANTOR: LEONETTE MARTHA J						
GRANTEE: KABALEN BRUCE D & P						
2575/0020	6/29/2022	SW	Q	I	01	444,000
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: LEONETTE MARTHA J						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W14 FGR=[YR=2020] N21 W21 S22 BAS=[YR=2020] S60 E18 FOP=[YR=2020] S3 E17 N8 W10 S2 W6 S3 W1$ E1 N3 E6 N2 E10 N44 W16 N11 W19$ E21 N1$ S1 W2 S11 E16 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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