LOT 20
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

HUPP DANIEL & SIDNEY
4000 WINDVIEW DR
COLLEYVILLE, TX 76034

2026

44-2N-27-1003-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

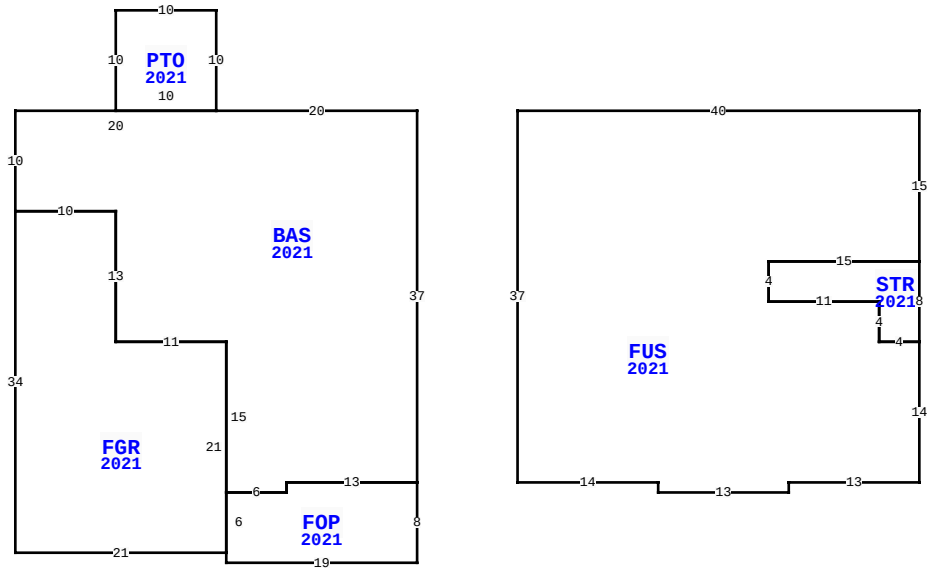
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,062	100	2021	1,062	145,477
FGR	571	55	2021	314	43,013
FOP	146	30	2021	44	6,027
FUS	1,417	100	2021	1,417	194,106
PTO	100	5	2021	5	685
STR	76	10	2021	8	1,096
TOTALS	3,372			2,850	390,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,850	100.0512	139.07	396,350	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 2479 HX Base Yr 2023



583 BUTTONWOOD LOOP, YULEE

BLD DATE		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		390,405
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		465,405
SOH/AGL Deduction		39,160
ASSESSED VALUE		426,245
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		374,834
TOTAL JUST VALUE		465,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000270	CO ISSUED	0	01/05/2022
21005482	NEW CONSTR	356,768	05/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2874/1271	6/04/2026	WD	Q	I	01	450,000
GRANTOR: KIMBALL WILLIAM S & N						
GRANTEE: HUPP DANIEL & SIDNE						
2530/1155	1/13/2022	SW	Q	I	01	371,200
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: KIMBALL WILLIAM SCO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 PTO=[YR=2021] N10 W10 S10 E10$ W20 S10
FGR=[YR=2021] S34 E21 FOP=[YR=2021] S1 E19 N8 W13 S1 W6 S6$
N21 W11 N13 W10$ E10 S13 E11 S15 E6 N1 E13 N37$ PTR=E10
FUS=[YR=2021] E40 S15 STR=[YR=2021] S8 W4 N4 W11 N4 E15$ W15
S4 E11 S4 E4 S14 W13 S1 W13 N1 W14 N37$ W10$.

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