LOT 32
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

MCARTHUR FRANK E & TIFFANY
366 SWEETGUM ST
YULEE, FL 32097

2026

44-2N-27-1003-0032-0000

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 50
Interior Floo	14	CARPET 50
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

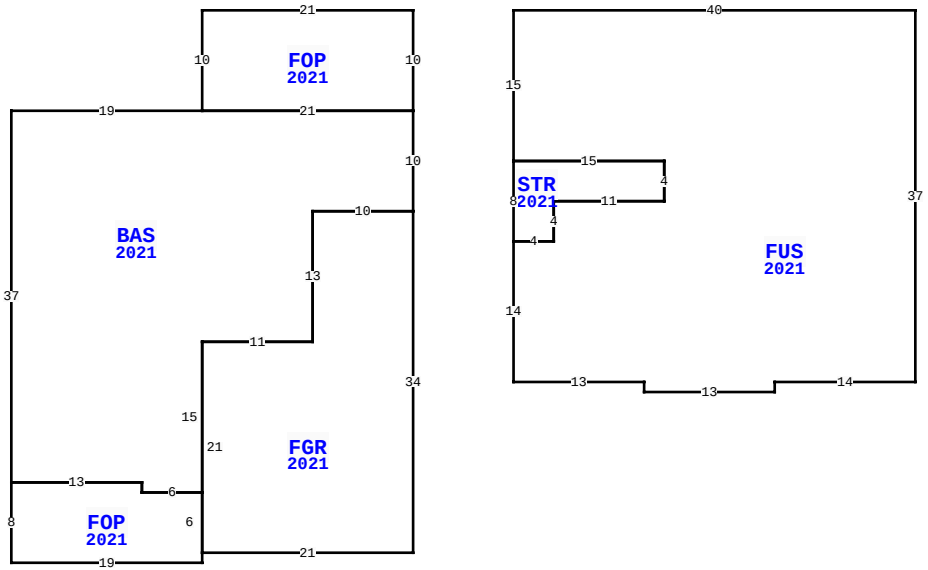
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,062	100	2021	1,062	140,853
FGR	571	55	2021	314	41,646
FOP	146	30	2021	44	5,836
FOP	210	30	2021	63	8,356
FUS	1,417	100	2021	1,417	187,937
STR	76	10	2021	8	1,061
TOTALS	3,482			2,908	385,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,908	96.8670	134.65	391,562	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 2479 HX Base Yr 2022



366 SWEETGUM ST, 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		385,689
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		460,689
SOH/AGL Deduction		75,449
ASSESSED VALUE		385,240
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		333,829
TOTAL JUST VALUE		460,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010626	NEW CONSTR	340,269	11/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2456/0436	4/23/2021	SW	Q	I	01	372,500
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: MCARTHUR FRANK E &						
2395/0800	9/23/2020	SW	Q	V	05	811,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W21 S10 BAS=[YR=2021] W19 S37 FOP=[YR=2021] S8 E19 N1 FGR=[YR=2021] E21 N34 W10 S13 W11 S21$ N6 W6 N1 W13$ E13 S1 E6 N15 E11 N13 E10 N10 W21$ E21 N10$ PTR=E10 FUS=[YR=2021] S15 STR=[YR=2021] S8 E4 N4 E11 N4 W15$ E15 S4 W11 S4 W4 S14 E13 S1 E13 N1 E14 N37 W40$ 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