LOT 35
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

BURKE MARTIN X & STEPHANIE CAROLYN
2722 INVERNESS DR
CARLSBAD, CA 92010

2026

44-2N-27-1003-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

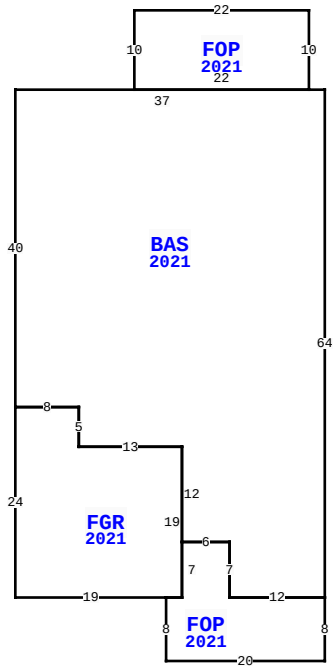
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,015	100	2021	2,015	262,804
FGR	439	55	2021	241	31,432
FOP	202	30	2021	61	7,956
FOP	220	30	2021	66	8,608
TOTALS	2,876			2,383	310,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,383	95.2560	132.41	315,533	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 2015 HX Base Yr 2022



342 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		310,800
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		385,800
SOH/AGL Deduction		61,602
ASSESSED VALUE		324,198
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,787
TOTAL JUST VALUE		385,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005057	NEW CONSTR	299,208	05/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/0081	11/23/2021	SW	Q	I	01	343,500
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: BURKE MARTIN XAVIER						
2419/1850	12/22/2020	SW	Q	V	05	1,354,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 FOP=[YR=2021] N10 W22 S10 E22$ W37 S40
FGR=[YR=2021] S24 E19 FOP=[YR=2021] S8 E20 N8 W12 N7 W6 S7
W2$ E2 N19 W13 N5 W8$ E8 S5 E13 S12 E6 S7 E12 N64$.

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