LOT 36
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

MANN CHANDLER A/VAGASE ALLISON T
334 SWEETGUM ST
YULEE, FL 32097

2026

44-2N-27-1003-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

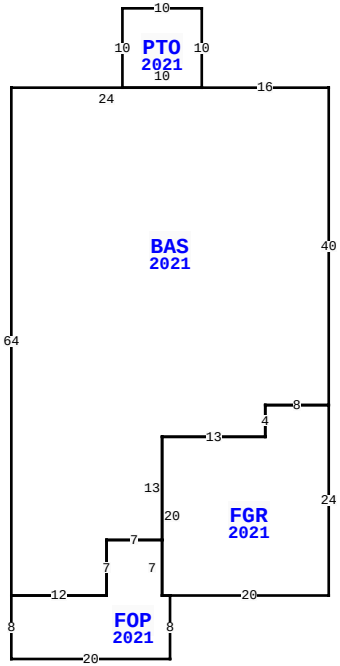
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,059	100	2021	2,059	269,536
FGR	452	55	2021	249	32,596
FOP	209	30	2021	63	8,247
PTO	100	5	2021	5	655
TOTALS	2,820			2,376	311,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,376	95.6088	132.90	315,770	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 2059 HX Base Yr 2023



334 SWEETGUM ST, 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		311,033
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		386,033
SOH/AGL Deduction		43,602
ASSESSED VALUE		342,431
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		291,020
TOTAL JUST VALUE		386,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002254	NEW CONSTR	289,444	03/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2484/0891	7/30/2021	SW	Q	I	01	303,100
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: MANN CHANDLER A & A						
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] W16 PTO=[YR=2021] N10 W10 S10 E10$ W24 S64
FOP=[YR=2021] S8 E20 N8 FGR=[YR=2021] E20 N24 W8 S4 W13 S20
E1$ W1 N7 W7 S7 W12$ E12 N7 E7 N13 E13 N4 E8 N40$.

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