LOT 74
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

DORSTEN MATTHEW JAMES & BRENNA JOY
231 SAWGRASS DR
YULEE, FL 32097

2026

44-2N-27-1003-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

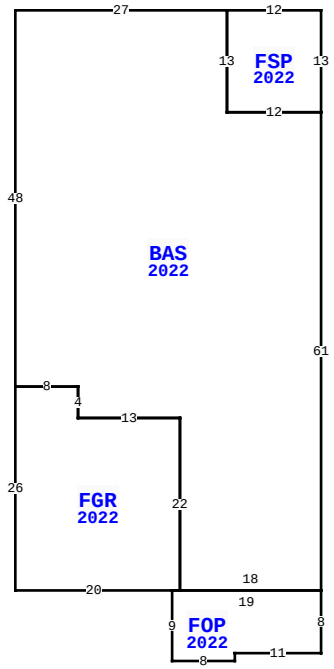
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,236	100	2022	2,236	296,162
FGR	494	55	2022	272	36,027
FOP	160	30	2022	48	6,358
FSP	156	40	2022	62	8,212
TOTALS	3,046			2,618	346,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,618	96.2496	133.79	350,262	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2025 Heated Area: 2236 HX Base Yr 2025



231 SAWGRASS DR, YULEE

BLD DATE	03/21/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		346,759
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		421,759
SOH/AGL Deduction		0
ASSESSED VALUE		421,759
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		370,348
TOTAL JUST VALUE		421,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006412	CO ISSUED	0	04/25/2022
21009251	NEW CONSTR	374,805	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/185	7/29/2024	WD	Q	I	01	547,800
GRANTOR: LOCKE CLINT J & STEPH						
GRANTEE: DORSTEN MATTHEW JAM						
2559/1099	4/28/2022	SW	Q	I	02	468,400
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: LOCKE CLINT JEFFRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-12,0] W27 S48 E8 S4 E13 S22 E18 N61 W12 N13 $
FGR=[YR=2022;ORIG=-39,48] S26 E20 E1 N22 W13 N4 W8 $
FOP=[YR=2022;ORIG=-19,74] S9 E8 N1 E11 N8 W19 $
FSP=[YR=2022;ORIG=0,0] W12 S13 E12 N13 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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