LOT 77
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

BLANTON DARRELL G & SHARON H
255 SAWGRASS DRIVE
YULEE, FL 32097

2026

44-2N-27-1003-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

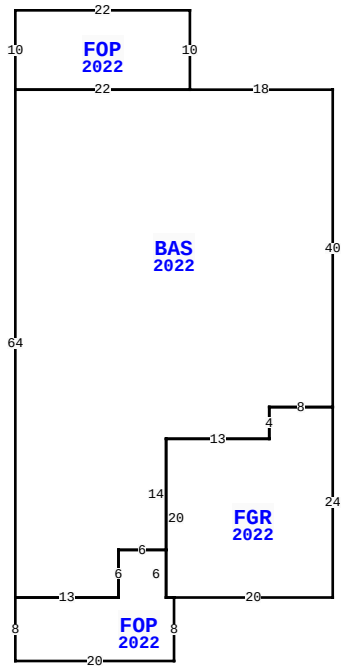
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,072	100	2022	2,072	272,615
FGR	452	55	2022	249	32,761
FOP	196	30	2022	59	7,763
FOP	220	30	2022	66	8,683
TOTALS	2,940			2,446	321,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,446	95.6088	132.90	325,073	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2025 Heated Area: 2072 HX Base Yr 2025



255 SAWGRASS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		321,822
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		396,822
SOH/AGL Deduction		186,718
ASSESSED VALUE		210,104
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,693
TOTAL JUST VALUE		396,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008006	CO ISSUED	0	05/23/2022
21009434	NEW CONSTR	340,925	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/29	3/18/2024	WD	Q	I	02	515,000
GRANTOR: MCNEIL ANITA B & KENN						
GRANTEE: BLANTON DARRELL G &						
2566/1526	5/26/2022	SW	Q	I	01	409,600
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: MCNEIL ANITA BEATRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FOP=[YR=2022] N10 W22 S10 E22$ W22 S64
FOP=[YR=2022] S8 E20 N8 FGR=[YR=2022] E20 N24 W8 S4 W13 S20
E1$ W1 N6 W6 S6 W13$ E13 N6 E6 N14 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 02/11/2025 BY WWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS