LOT 78
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

FLEWELLING MATTHEW & PATRICIA
263 SAWGRASS DRIVE
YULEE, FL 32097

2026

44-2N-27-1003-0078-0000

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	05	Quality Level 05

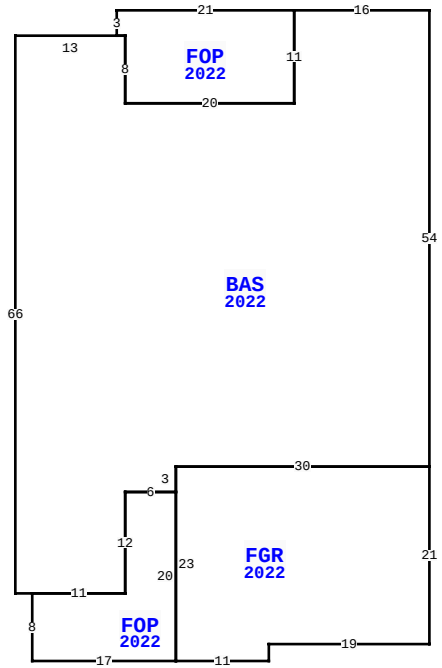
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,600	100	2022	2,600	399,742
FGR	652	55	2022	359	55,195
FOP	208	30	2022	62	9,533
FOP	223	30	2022	67	10,301
TOTALS	3,683			3,088	474,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,088	111.7248	155.30	479,566	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2600 HX Base Yr 2023



263 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		474,770
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		549,770
SOH/AGL Deduction		96,652
ASSESSED VALUE		453,118
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		401,707
TOTAL JUST VALUE		549,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006659	CO ISSUED	0	04/28/2022
21006877	NEW CONSTR	385,620	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2562/1505	4/28/2022	WD	Q	I	01	571,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: FLEWELLING MATTHEW						
2470/1319	6/15/2021	SW	Q	V	05	252,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W21 S3 E1 S8 E20 N11$ S11 W20 N8 W13 S66 E2 FOP=[YR=2022] S8 E17 FGR=[YR=2022] E11 N2 E19 N21 W30 S23$ N20 W6 S12 W11$ E11 N12 E6 N3 E30 N54$.

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