LOT 93
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

WOODS JAMES ALLEN JR
188 SAWGRASS DRIVE
YULEE, FL 32097

2026

44-2N-27-1003-0093-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

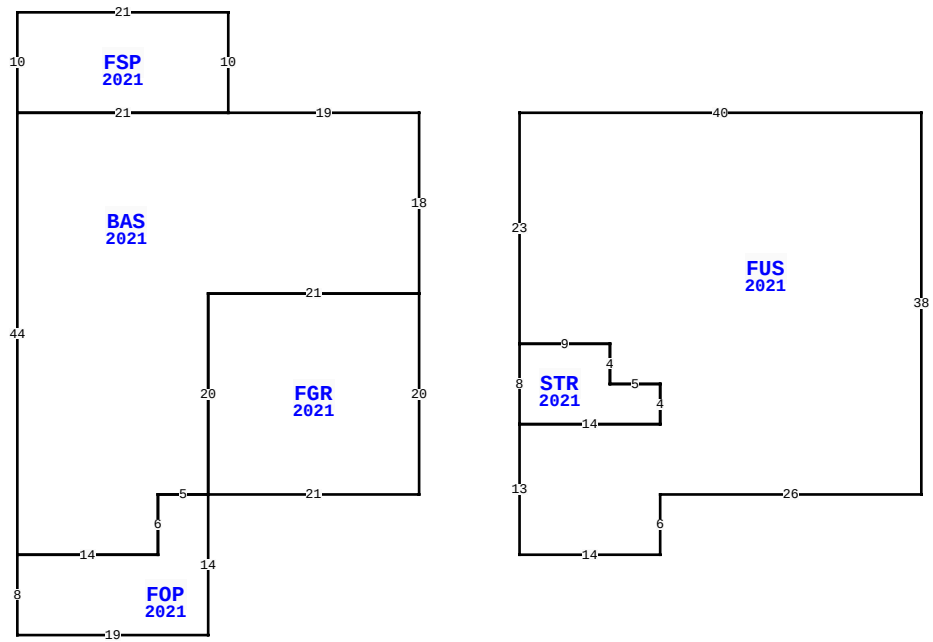
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	2021	1,184	156,778
FGR	420	55	2021	231	30,587
FOP	182	30	2021	55	7,283
FSP	210	40	2021	84	11,123
FUS	1,512	100	2021	1,512	200,209
STR	92	10	2021	9	1,192
TOTALS	3,600			3,075	407,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,075	96.7104	134.43	413,372	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 2696 HX Base Yr 2023



188 SAWGRASS DR, 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		407,171
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		482,171
SOH/AGL Deduction		28,536
ASSESSED VALUE		453,635
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		402,224
TOTAL JUST VALUE		482,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005048	NEW CONSTR	383,682	05/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/1723	12/22/2021	SW	Q	I	01	398,300
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: WOOODS JAMES ALLEN						
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] W19 FSP=[YR=2021] N10 W21 S10 E21$ W21 S44 FOP=[YR=2021] S8 E19 N14 W5 S6 W14$ E14 N6 E5 FGR=[YR=2021] E21 N20 W21 S20$ N20 E21 N18$ PTR=E10 FUS=[YR=2021] E40 S38 W26 S6 W14 N13 STR=[YR=2021] N8 E9 S4 E5 S4 W14$ E14 N4 W5 N4 W9 N23$ W10$.

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