LOT 94
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

ANGLIN LINDSEY C & MATTHEW M
180 SAWGRASS DR
YULEE, FL 32097

2026

44-2N-27-1003-0094-0000

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 50
Interior Floo	14	CARPET 50
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

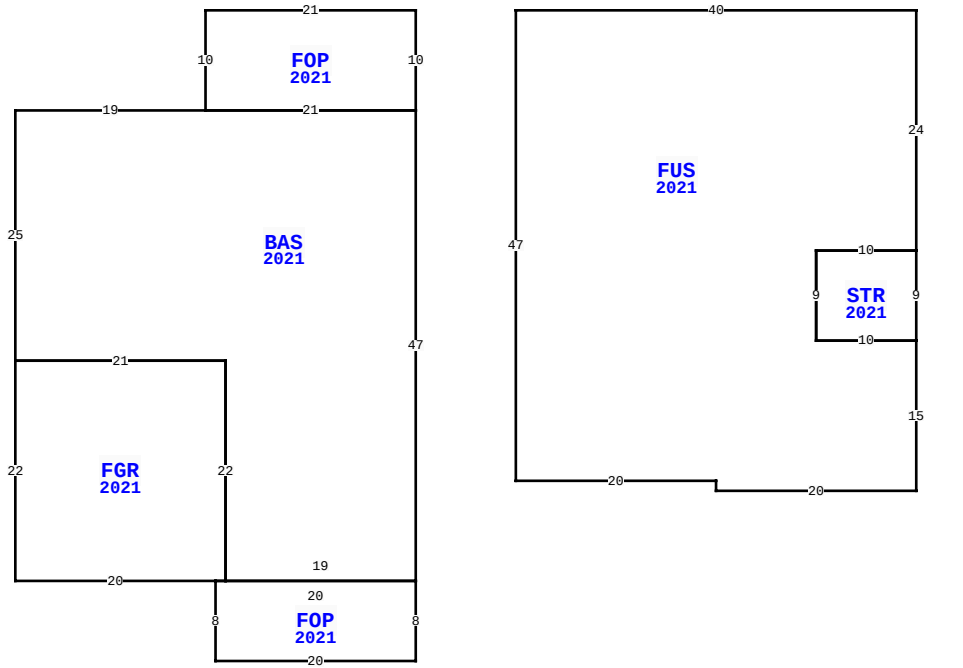
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100	2021	1,418	169,843
FGR	462	55	2021	254	30,423
FOP	160	30	2021	48	5,749
FOP	210	30	2021	63	7,546
FUS	1,810	100	2021	1,810	216,795
STR	90	10	2021	9	1,078
TOTALS	4,150			3,602	431,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,602	87.4800	121.60	438,003	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 3228 HX Base Yr 2022



180 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		431,433
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		506,433
SOH/AGL Deduction		113,346
ASSESSED VALUE		393,087
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		341,676
TOTAL JUST VALUE		506,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2100444	NEW CONSTR	452,772	04/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2484/1300	7/29/2021	SW	Q	I	01	403,100
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: ANGLIN LINDSEY C &						
2419/1850	12/22/2020	SW	Q	V	05	1,354,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W21 S10 BAS=[YR=2021] W19 S25 FGR=[YR=2021] S22 E20 FOP=[YR=2021] S8 E20 N8 W20$ E1 N22 W21$ E21 S22 E19 N47 W21$ E21 N10$ PTR= E10 FUS=[YR=2021] S47 E20 S1 E20 N15 STR=[YR=2021] N9 W10 S9 E10$ W10 N9 E10 N24 W40$ W10$.

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