LOT 106
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

HINCHLIFFE BENJAMIN IAN
96098 SCARLET OAKS CT
YULEE, FL 32097

2026

44-2N-27-1003-0106-0000

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		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

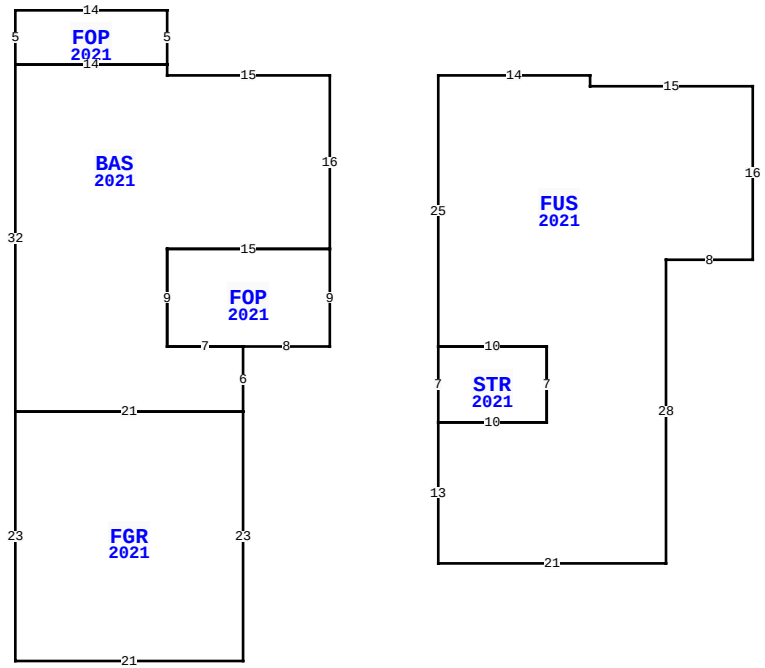
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	730	100	2021	730	100,495
FGR	483	55	2021	266	36,618
FOP	70	30	2021	21	2,891
FOP	135	30	2021	40	5,506
FUS	996	100	2021	996	137,113
STR	70	10	2021	7	963
TOTALS	2,484			2,060	283,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,060	100.5480	139.76	287,906	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 0% - 0 Heated Area: 1726 HX Base Yr



229 SPARTINA LN, YULEE

BLD DATE	03/21/2023	NW	LGL DATE		
XF DATE			LAND DATE	05/07/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	283,587
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	358,587
SOH/AGL Deduction	0
ASSESSED VALUE	358,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,587
TOTAL JUST VALUE	358,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012102	NEW CONSTR	241,865	12/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2458/0184	4/29/2021	SW	Q	I	01	326,800
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: HINCHLIFFE BENJAMIN						
2395/0800	9/23/2020	SW	Q	V	05	811,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 N1 FOP=[YR=2021] N5 W14 S5 E14$ W14 S32 FGR=[YR=2021] S23 E21 N23 W21$ E21 N6 FOP=[YR=2021] E8 N9 W15 S9 E7$ W7 N9 E15 N16$ PTR=E10 FUS=[YR=2021] S25 STR=[YR=2021] S7 E10 N7 W10$ E10 S7 W10 S13 E21 N28 E8 N16 W15 N1 W14$ 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	000134	C	RES POND	0		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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS