LOT 113
EAST NASSAU WILDLIGHT PH 1C-1
REPLAT OR 2484/475

CANTU JOSEPH E JR & JENNIFER MARIE
315 SWEETGUM STREET
YULEE, FL 32097

2026

44-2N-27-1003-0113-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

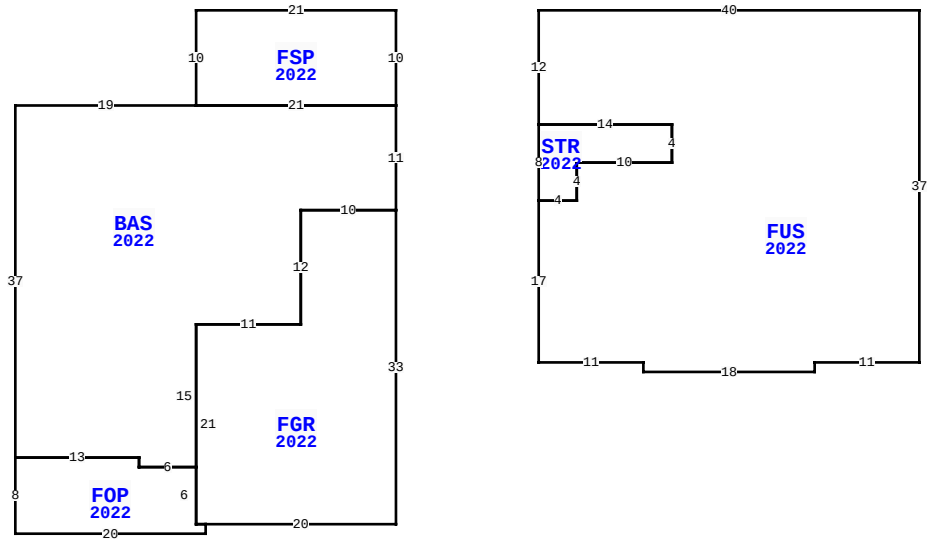
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,072	100	2022	1,072	136,279
FGR	561	55	2022	309	39,282
FOP	147	30	2022	44	5,594
FSP	210	40	2022	84	10,678
FUS	1,426	100	2022	1,426	181,282
STR	72	10	2022	7	890
TOTALS	3,488			2,942	374,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,942	92.3832	128.41	377,782	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2498 HX Base Yr 2023



315 SWEETGUM ST, 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		374,004
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		449,004
SOH/AGL Deduction		204,974
ASSESSED VALUE		244,030
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,619
TOTAL JUST VALUE		449,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011317	CO ISSUED	0	07/27/2022
21016614	NEW CONSTR	410,030	12/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0565	7/25/2022	SW	Q	I	02	465,300
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: CANTU JOSEPH EMILIO						
2500/1705	9/28/2021	SW	Q	V	05	981,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W21 S10 BAS=[YR=2022] W19 S37 FOP=[YR=2022] S8 E20 N1 FGR=[YR=2022] E20 N33 W10 S12 W11 S21 E1$ W1 N6 W6 N1 W13$ E13 S1 E6 N15 E11 N12 E10 N11 W21$ E21 N10$ PTR=E15 FUS=[YR=2022] E40 S37 W11 S1 W18 N1 W11 N17 STR=[YR=2022] N8E14S4 W10S4W4$ E4N4E10N4W14N12$ W15$.

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