LOT 200
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

JABOUR FAMILY REVOCABLE TRUST/JABOUR KARL IV CO-TR
312 SHORTLEAF LN
YULEE, FL 32097

2026

44-2N-27-1003-0200-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

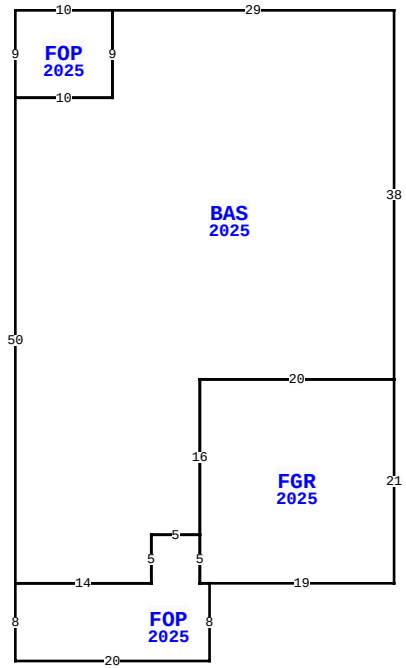
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100	2025	1,766	241,183
FGR	420	55	2025	231	31,548
FOP	90	30	2025	27	3,687
FOP	185	30	2025	56	7,648
TOTALS	2,461			2,080	284,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,080	98.2548	136.57	284,066	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 1766 HX Base Yr 2025



312 SHORTLEAF LN, 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		284,066
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		359,066
SOH/AGL Deduction		0
ASSESSED VALUE		359,066
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		307,655
TOTAL JUST VALUE		359,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005232			01/19/2024
230009767	NEW SFR	333,844	07/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/196	3/08/2025	QC	U	I	11	100
GRANTOR: JABOUR CAYCE GRIFFIN						
GRANTEE: JABOUR FAMILY REVOC						
2704/679	4/01/2024	SW	Q	I	01	439,500
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: JABOUR CAYCE GRIFFI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=61,0] E10 N9 E29 S38 W20 S16 W5 S5 W14 N50 $
FOP=[YR=2025;ORIG=71,-9] W10 S9 E10 N9 $
FGR=[YR=2025;ORIG=100,29] W20 S16 S5 E1 E19 N21 $
FOP=[YR=2025;ORIG=80,45] W5 S5 W14 S8 E20 N8 W1 N5 $
.

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 02/21/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS