

LOT 72
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

LOTT DWAYNE LYDELL & RENETTE CUMMINGS
215 SAWGRASS DRIVE
YULEE, FL 32097

2023

44-2N-27-1003-0072-0000



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/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,350	100	2,350	312,527
FGR	627	55	345	45,882
FOP	88	30	26	3,458
FOP	178	30	53	7,048
UOP	340	20	68	9,043
TOTALS	3,583		2,842	377,958

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	942.00	SF	5.20	5.20	
2	0911	SCRN RM A	0	100	17	20	340.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,842	111.9888	132.99	377,958	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023 Heated Area: 2350 HX Base Yr 2023											

215 SAWGRASS DR, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											377,958
TOTAL MARKET OB/XF VALUE											10,848
TOTAL LAND VALUE - MARKET											75,000
TOTAL MARKET VALUE											463,806
SOH/AGL Deduction											51,553
ASSESSED VALUE											412,253
TOTAL EXEMPTION VALUE											55,000
BASE TAXABLE VALUE											357,253
TOTAL JUST VALUE											463,806
NCON VALUE											387,650
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015230	ADDITION	10,274	10/12/2022
22012262	CO ISSUED	0	08/11/2022
21009289	NEW CONSTR	394,109	09/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2584/1378	8/15/2022	WD	Q	I	01	576,800	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: LOTT DWAYNE LYDELL							
2497/0559	9/15/2021	SW	Q	V	05	420,000	
GRANTOR: WILDLIGHT LLC							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W2 N3 W12 S3 W7 UOP=[YR=2022] N20 W17 S20											
FOP=[YR=2022] S2 E1 S9 E16 N11 W17\$ E17\$ S11 W16 N9 W13 S55											
E2 S1 E8 N1 E3 FOP=[YR=2022] S10 E7 N1 FGR=[YR=2022] E19 S3											
E11 N21 W12 N3 W18 S21\$ N12 W6 S3 W1\$ E1 N3 E6 N9 E18 S3 E12											
N48\$.											