

LOT 76  
EAST NASSAU WILDLIGHT PH 1C-1  
OR 2347/1911

WENK WILLIAM G & CHERIE R  
247 SAWGRASS DR  
YULEE, FL 32097

2023

44-2N-27-1003-0076-0000



| BUILDING CHARACTERISTICS                                                                                      |                  |                |                          |                      |           |             |                |                |             | MARKET ADJUSTMENTS     |           |          |             |         |                   |                   |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------|------------------|----------------|--------------------------|----------------------|-----------|-------------|----------------|----------------|-------------|------------------------|-----------|----------|-------------|---------|-------------------|-------------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                       | CD               | CONSTRUCTION   | TYPE                     | MDL                  | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                    | ECON      | FNCT     | NORM        | % COND  | VALUATION SUMMARY |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                 | 31               | HARDIE BRD 100 | 0900                     | 01                   | 2,655     | 101.7792    | 120.86         | 320,883        | 2022        | 2022                   | 0         | 0        | 0.00        | 100.00  | STANDARD          |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                 | 03               | GABLE/HIP 100  | 1 SNGL FAM - 100% - 2023 |                      |           |             |                |                |             |                        |           |          |             |         |                   | Heated Area: 2280 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                    | 03               | COMP SHNGL 100 |                          |                      |           |             |                |                |             |                        |           |          |             |         |                   | HX Base Yr 2023   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                 | 05               | DRYWALL 100    |                          |                      |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                 | 11               | CLAY TILE 60   |                          |                      |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                 | 14               | CARPET 40      |                          |                      |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                 | 03               | CENTRAL 100    |                          |                      |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                  | 04               | AIR DUCTED 100 |                          |                      |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                      |                  | 4 100          |                          |                      |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                     |                  | 3 100          |                          |                      |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                         | 02               | WOOD FRAME 100 |                          |                      |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                       | 13.              | 13. 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    | TOT ADJ AREA             | SUBAREA MARKET VALUE |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                           | 2,280            | 100            | 2,280                    | 275,561              |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                           | 498              | 55             | 274                      | 33,116               |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                           | 152              | 30             | 46                       | 5,560                |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                           | 182              | 30             | 55                       | 6,647                |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                        |                  |                | 3,112                    |                      | 2,655     | 320,883     |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                |                  |                |                          |                      |           |             |                |                |             | 247 SAWGRASS DR, YULEE |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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      |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 1                                                                                                             | 0811             | CONCRETE B     | 0                        | 100                  | 0         | 0           | 599.00         | SF             | 5.20        | 5.20                   | 100       | 2022     | 2022        | 3       | 100               | 3,115             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 2                                                                                                             | 0462             | ST/AL FNC      | 0                        | 100                  | 0         | 0           | 24.00          | SF             | 10.00       | 10.00                  | 100       | 2022     | 2022        | 3       | 100               | 240               |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 3                                                                                                             | 0476             | VF 6 SBPL      | 0                        | 100                  | 0         | 0           | 168.00         | LF             | 32.00       | 32.00                  | 100       | 2022     | 2022        | 3       | 100               | 5,376             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 4                                                                                                             | 0470             | VNYL GATE      | 0                        | 100                  | 0         | 0           | 1.00           | UT             | 300.00      | 300.00                 | 100       | 2022     | 2022        | 3       | 100               | 300               |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                              |                  |                |                          |                      |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| L N                                                                                                           | USE CODE         | CLS            | LAND USE DESCRIPTION     | CAP                  | R D       | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE              | D T       | DPH FACT | % COND      | TOT ADJ | UNIT PRICE        | ADJ UNIT PRICE    | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                | DECL | FRZ | YR | CONSRV |  |  |  |  |  |
| 1                                                                                                             | 000100           | C              | SFR                      | 100                  |           |             | 0.00           | 0.00           | 1.00        | LT                     |           | 1.00     | 1.00        | 1.00    | 60,000.00         | 60,000.00         | 60,000     |                             |      |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 03/28/2022 BY HS                                                                                  |                  |                |                          |                      |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS |                  |                |                          |                      |           |             |                |                |             |                        |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |