

LOT 100
 EAST NASSAU WILDLIGHT PH 1C-1
 OR 2347/1911

RIVERSIDE HOMES OF NORTH FLORIDA INC
 12276 SAN JOSE BLVD STE 120
 JACKSONVILLE, FL 32223

2023

44-2N-27-1003-0100-0000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 75,000 TOTAL MARKET VALUE 75,000 SOH/AGL Deduction 9,000 ASSESSED VALUE 66,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 66,000 TOTAL JUST VALUE 75,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 60,000											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2497/0559 9/15/2021 SW Q V 05 420,000 GRANTOR: WILDLIGHT LLC GRANTEE: RIVERSIDE HOMES OF 2371/0821 6/25/2020 QC U V 11 100 GRANTOR: RAYDIENT LLC GRANTEE: WILDLIGHT LLC											
MAP NUM		MKT AREA 04																		BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC		4086.0100																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS		132 SAWGRASS DR, YULEE																													
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																
																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE														
																	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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000														
REVIEW DATE 06/17/2020 BY HG Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																															