LOT 101
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

HILL JAMES R & LINDA A
10294 158TH STREET NORTH
JUPITER, FL 33478

2023

44-2N-27-1003-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

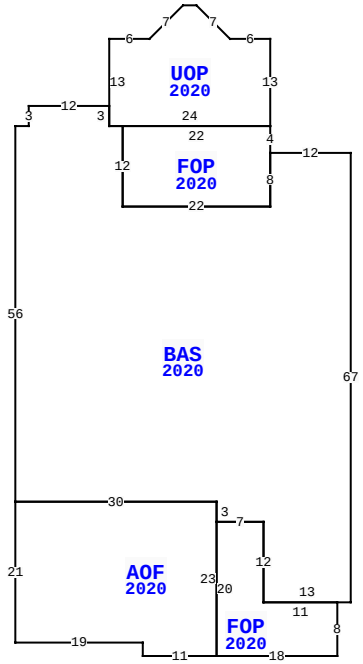
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
AOF	652	110	717	97,752
BAS	2,740	100	2,740	373,558
FOP	228	30	68	9,270
FOP	264	30	79	10,771
UOP	347	20	69	9,407
TOTALS	4,231		3,673	500,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,673	115.3845	137.02	503,274	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 3392 HX Base Yr



124 SAWGRASS DR, 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	500,758
TOTAL MARKET OB/XF VALUE	10,078
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	585,836
SOH/AGL Deduction	0
ASSESSED VALUE	585,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	585,836
TOTAL JUST VALUE	585,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004512	NEW CONSTR	378,084	07/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/0588	2/17/2022	WD	Q	I	01	741,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: HILL JAMES R & LIND						
2371/0844	6/25/2020	SW	Q	V	05	168,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] N4 UOP=[YR=2020] N13 W6 U5 L5 W2 L5 D5 W6 S13 E24$ W22 S12 E22 N8 $ S8 W22 N12 W2 N3 W12 S3 W2 S56 AOF=[YR=2020] S21 E19S2 E11 FOP=[YR=2020] E18 N8 W11 N12 W7 S20$ N23 W30$ E30 S3 E7 S12 E13 N67 $.

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
1	0855	CONC PAVER	0	0	0	0	1,018.00	SF	10.00	10.00	100	2020	2020	3	99	10,078	

LAND DESCRIPTION

TOTAL OB/XF 10,078

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	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/22/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS