

LOT 102
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

GREEN ROBERT W/
116 SAWGRASS DR
YULEE, FL 32097

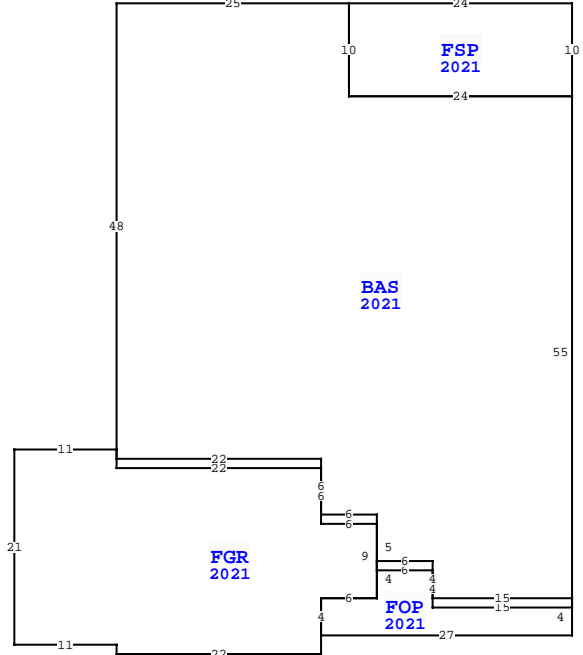
2023

44-2N-27-1003-0102-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	31 HARDIE BRD 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	11 CLAY TILE 60			
Interior Floor	14 CARPET 40			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
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	2,537	100	2,537	331,180
FGR	747	55	411	53,652
FOP	132	30	40	5,222
FSP	240	40	96	12,532
TOTALS	3,656		3,084	402,585

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,084	109.9308	130.54	402,585	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022 Heated Area: 2537 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			402,585
TOTAL MARKET OB/XF VALUE			4,732
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			482,317
SOH/AGL Deduction			125,721
ASSESSED VALUE			356,596
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			306,596
TOTAL JUST VALUE			482,317
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			396,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000407	NEW CONSTR	357,244	01/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	10/29/2021	CN	Q	I	01	485,100
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: GREEN ROBERT W						
2395/1044	9/24/2020	SW	Q	V	05	168,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

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	0811	CONCRETE B	0	100	0	910.00	SF	5.20	5.20	100	2021	2021	3	100	4,732	

TOTAL OB/XF												4,732				
116 SAWGRASS DR, YULEE																

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=2021] W24 BAS=[YR=2021] W25 S48 FGR=[YR=2021] W11 S21 E11 S1 E22 N2 FOP=[YR=2021] E27 N4 W15 N4 W6 S4 W6 S4\$ N4 E6 N9 W6 N6 W22 N1\$ S2 E22 S6 E6 S5 E6 S4 E15 N55 W24 N10\$ S10 E24 N10\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	75,000.00	75,000.00	75,000							