LOT 132
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

VACCARO DANIEL L & MELANIE
294 SAWGRASS DRIVE
YULEE, FL 32097

2023

44-2N-27-1003-0132-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

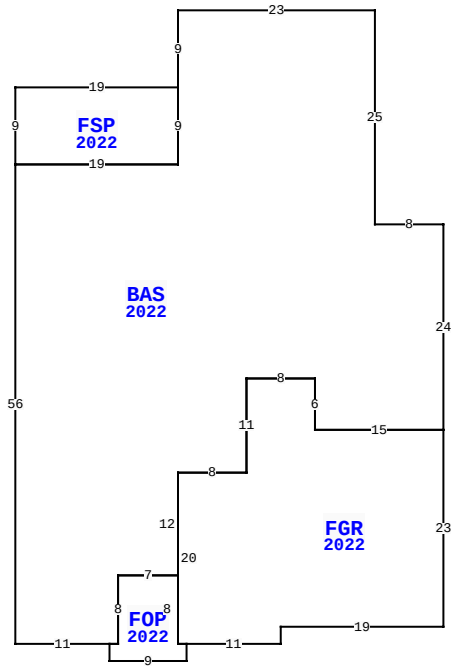
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,319	100	2,319	297,574
FGR	745	55	410	52,611
FOP	74	30	22	2,823
FSP	171	40	68	8,726
TOTALS	3,309		2,819	361,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,819	108.0576	128.32	361,734	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2319 HX Base Yr



294 SAWGRASS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,734
TOTAL MARKET OB/XF VALUE		14,040
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		450,774
SOH/AGL Deduction		36,526
ASSESSED VALUE		414,248
TOTAL EXEMPTION VALUE	13	414,248
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		450,774
NCON VALUE		375,774
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017028	CO ISSUED	0	11/16/2022
22003416	NEW CONSTR	393,394	03/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2604/0809	11/16/2022	WD	Q	I	01	585,500
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: VACCARO DANIEL L &						
2497/0601	9/15/2021	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W8 N25 W23 S9 FSP=[YR=2022] W19 S9 E19 N9$ S9 W19 S56 E11 FOP=[YR=2022] S2 E9 N2 FGR=[YR=2022] E11 N2 E19 N23 W15 N6 W8 S11 W8 S20 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N12 E8 N11 E8 S6 E15 N24$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,035.00	SF	4.00	4.00	100	2022	2022	3	100	4,140	
2	0476	VF 6 SBPL	0	100	0	0	300.00	LF	32.00	32.00	100	2022	2022	3	100	9,600	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 14,040

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PD-ENC	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/21/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS