LOT 150
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

PALLADINO KEVIN
475 SLASH PINE PLACE
YULEE, FL 32097

2023

44-2N-27-1003-0150-0000

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	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

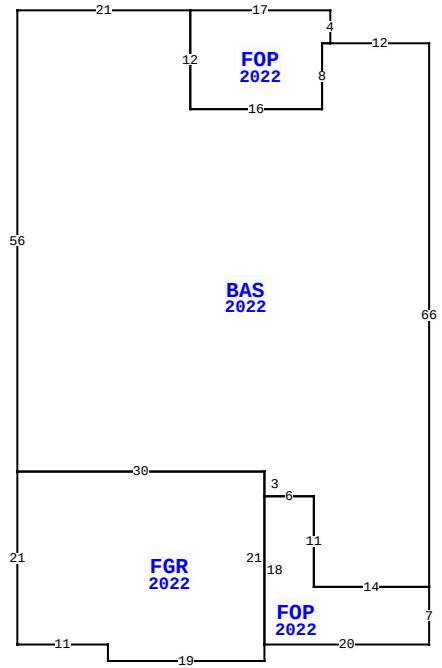
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,770	100	2,770	386,720
FGR	668	55	367	51,237
FOP	196	30	59	8,237
FOP	206	30	62	8,656
TOTALS	3,840		3,258	454,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,258	117.5622	139.61	454,849	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2770 HX Base Yr 2023



475 SLASH PINE PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		454,849
TOTAL MARKET OB/XF VALUE		4,425
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		534,274
SOH/AGL Deduction		0
ASSESSED VALUE		534,274
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		484,274
TOTAL JUST VALUE		534,274
NCON VALUE		459,274
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018706	CO ISSUED	0	12/21/2022
22003415	NEW CONSTR	460,913	03/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/1309	12/21/2022	WD	Q	I	01	700,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: PALLADINO KEVIN						
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] W12 FOP=[YR=2022] N4 W17 S12 E16 N8 E1$ W1 S8 W16 N12 W21 S56 FGR=[YR=2022] S21 E11 S2 E19 N2 FOP=[YR=2022] E20 N7 W14 N11 W6 S18$ N21 W30$ E30 S3 E6 S11 E14 N66 $.

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	0811	CONCRETE B	0	100	0	0	851.00	SF	5.20	5.20	100	2022	2022	3	100	4,425	

LAND DESCRIPTION

TOTAL OB/XF 4,425

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 01/24/2023 BY XFOB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS