

LOT 163
 EAST NASSAU-WILDLIGHT PH 1C-2
 OR 2447/43

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

2023

44-2N-27-1003-0163-0000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 75,000 TOTAL MARKET VALUE 75,000 SOH/AGL Deduction 0 ASSESSED VALUE 75,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 75,000 TOTAL JUST VALUE 75,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 75,000																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2570/1044</td> <td>6/13/2022</td> <td>SW</td> <td>Q</td> <td>V</td> <td>05</td> <td>546,000</td> </tr> </tbody> </table> GRANTOR: WILDLIGHT LLC GRANTEE: RIVERSIDE HOMES OF										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2570/1044	6/13/2022	SW	Q	V	05	546,000
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2570/1044	6/13/2022	SW	Q	V	05	546,000																																					
TOTALS EXTRA FEATURES 339 SAWGRASS DR, YULEE										BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG DATE																															
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																											
																	BUILDING NOTES																										
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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	000000	C	VAC RES	0		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 04/19/2021 BY HG Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																											