

LOT 71
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

GLOVER CHRISTOPHER &/DEVLIN LAURA
207 SAWGRASS DRIVE
YULEE, FL 32097

2024

44-2N-27-1003-0071-0000



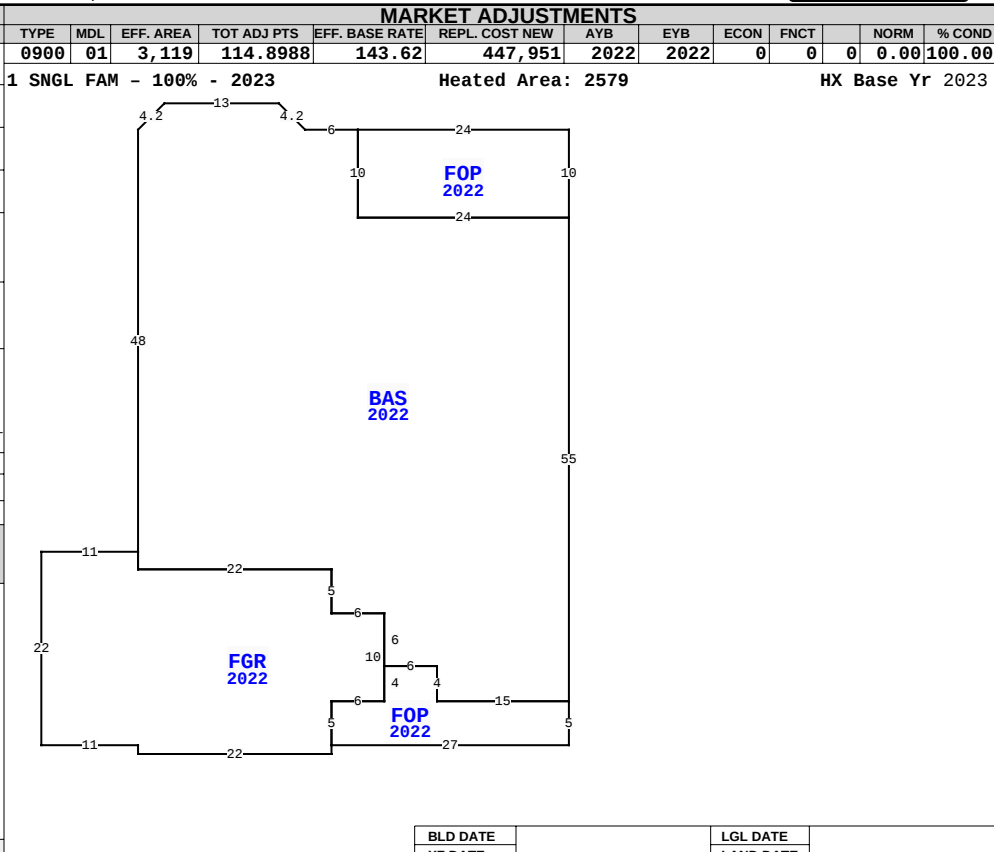
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,579	100	2,579	370,396
FGR	764	55	420	60,320
FOP	159	30	48	6,894
FOP	240	30	72	10,341
TOTALS	3,742		3,119	447,951

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,063.00	SF	4.00	4.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PD -	E 0.00	0.00	1.00	LT	1.00



207 SAWGRASS DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
4,252											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
447,951											
TOTAL MARKET OB/XF VALUE											
4,252											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
527,203											
SOH/AGL Deduction											
45,351											
ASSESSED VALUE											
481,852											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
431,852											
TOTAL JUST VALUE											
527,203											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
467,817											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008295	CO ISSUED	0	05/27/2022
21006492	NEW CONSTR	383,660	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/0212	5/27/2022	WD	Q	I	01	599,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: GLOVER CHRISTOPHER						
2470/1319	6/15/2021	SW	Q	V	05	252,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2022] W24 BAS=[YR=2022] W6 U3 L3 W13 D3 L3 S48											
FGR=[YR=2022] W11 S22 E11 S1 E22 N1 FOP=[YR=2022] E27 N5 W15											
N4 W6 S4 W6 S5\$ N5 E6 N10 W6 N5 W22 N2\$ S2 E22 S5 E6 S6 E6 S4											
E15 N55 W24 N10\$ S10 E24 N10\$.											