

LOT 72
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

LOTT DWAYNE LYDELL & RENETTE CUMMINGS
215 SAWGRASS DRIVE
YULEE, FL 32097

2024

44-2N-27-1003-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
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	2,350	100	2,350	360,302
FGR	627	55	345	52,895
FOP	88	30	26	3,986
FOP	178	30	53	8,126
UOP	340	20	68	10,426
TOTALS	3,583		2,842	435,735

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	942.00	SF	5.20	5.20	
2	0911	SCRN RM A	0	100	17	20	340.00	SF	17.50	17.50	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,842	122.6544	153.32	435,735	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023											
Heated Area: 2350											
HX Base Yr 2023											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			435,735
TOTAL MARKET OB/XF VALUE			10,670
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			521,405
SOH/AGL Deduction			96,784
ASSESSED VALUE			424,621
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			369,621
TOTAL JUST VALUE			521,405
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			463,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015230	ADDITION	10,274	10/12/2022
22012262	CO ISSUED	0	08/11/2022
21009289	NEW CONSTR	394,109	09/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2584/1378	8/15/2022	WD	Q	I	01
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: LOTT DWAYNE LYDELL					
2497/0559	9/15/2021	SW	Q	V	05
GRANTOR: WILDLIGHT LLC					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W2 N3 W12 S3 W7 UOP=[YR=2022] N20 W17 S20											
FOP=[YR=2022] S2 E1 S9 E16 N11 W17\$ E17\$ S11 W16 N9 W13 S55											
E2 S1 E8 N1 E3 FOP=[YR=2022] S10 E7 N1 FGR=[YR=2022] E19 S3											
E11 N21 W12 N3 W18 S21\$ N12 W6 S3 W1\$ E1 N3 E6 N9 E18 S3 E12											
N48\$.											

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