LOT 79
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

**ROBERTSON DAVID W & JESSICA**
271 SAWGRASS DR
YULEE, FL 32097

**2024**

**44-2N-27-1003-0079-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

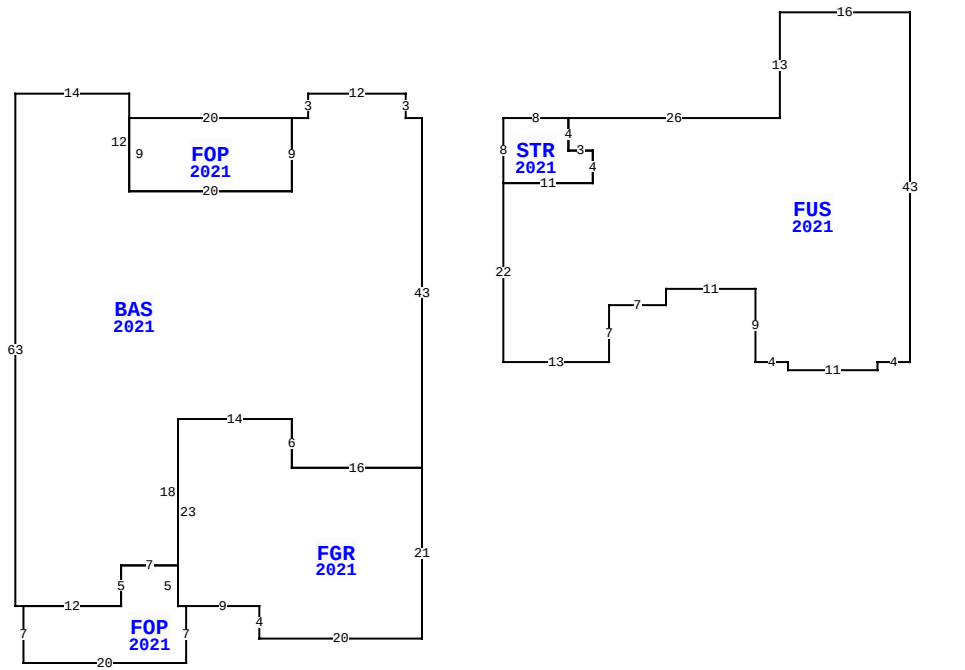
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 2,269 | 100 | 2,269 | 333,569 |
| FGR | 674 | 55 | 371 | 54,541 |
| FOP | 175 | 30 | 52 | 7,645 |
| FOP | 180 | 30 | 54 | 7,939 |
| FUS | 1,495 | 100 | 1,495 | 219,782 |
| STR | 76 | 10 | 8 | 1,176 |
| TOTALS | 4,869 | | 4,249 | 624,651 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 4,249 | 118.2016 | 147.75 | 627,790 | 2021 | 2021 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2022 Heated Area: 3764 HX Base Yr 2022




| | | | |
|---|---|---|---|
| BLD DATE | 04/04/2022 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

271 SAWGRASS DR, YULEE

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 624,651 |
| TOTAL MARKET OB/XF VALUE | | 7,979 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 707,630 |
| SOH/AGL Deduction | | 233,705 |
| ASSESSED VALUE | | 473,925 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 423,925 |
| TOTAL JUST VALUE | | 707,630 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 627,612 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21001999 | NEW CONSTR | 509,659 | 02/19/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2707/347 | 4/18/2024 | WD | Q | I | 01 | 740,000 |
| GRANTOR: BROOKS JEFFREY W & EL | | | | | | |
| GRANTEE: ROBERTSON DAVID W & | | | | | | |
| 2519/0455 | 11/16/2021 | WD | Q | I | 01 | 612,300 |
| GRANTOR: RIVERSIDE HOMES OF N | | | | | | |
| GRANTEE: BROOKS JEFFREY W & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W2 N3 W12 S3 W2 FOP=[YR=2021] W20 S9 E20 N9$ S9 W20 N12 W14 S63 E1 FOP=[YR=2021] S7 E20 N7 FGR=[YR=2021] E9 S4 E20 N21 W16 N6 W14 S23 E1$ W1 N5 W7 S5 W12 $ E12 N5 E7 N18 E14 S6 E16 N43 $ PTR=E10 STR=[YR=2021] E8 FUS=[YR=2021] E26 N13 E16 S43 W4 S1 W11 N1 W4 N9 W11 S2 W7 S7 W13 N22 E11 N4 W3 N4$ S4 E3 S4 W11 N8$ W10 $.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 806.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 7,979 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,979

| 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 | 000100 | C | SFR | 100 | | PD - | E 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 12/20/2021 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS