LOT 97
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

FLAHARDY KELLY M & TAMORA G
156 SAWGRASS LN
YULEE, FL 32097

2024

44-2N-27-1003-0097-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

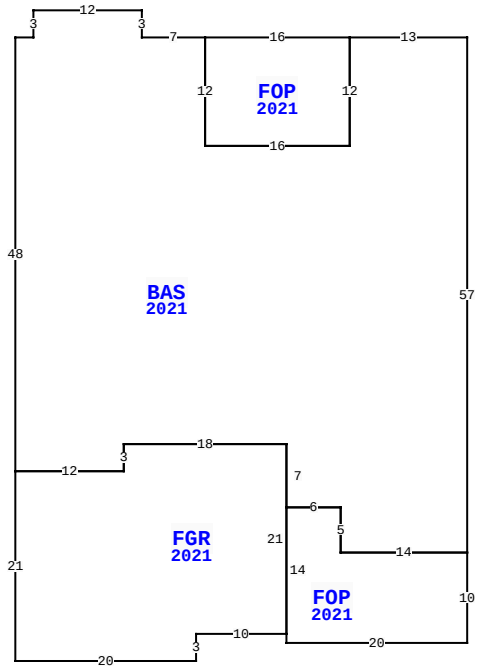
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,340	100	2,340	364,356
FGR	654	55	360	56,054
FOP	192	30	58	9,031
FOP	230	30	69	10,744
TOTALS	3,416		2,827	440,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,827	125.1936	156.49	442,397	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2340 HX Base Yr 2022



156 SAWGRASS DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		440,185
TOTAL MARKET OB/XF VALUE		7,811
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		522,996
SOH/AGL Deduction		94,772
ASSESSED VALUE		428,224
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		378,224
TOTAL JUST VALUE		522,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010830	NEW CONSTR	330,237	11/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2470/0574	5/28/2021	WD	Q	I	01	487,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: FLAHARD KELLY M & T						
2371/0844	6/25/2020	SW	Q	V	05	168,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 FOP=[YR=2021] W16 S12 E16 N12$ S12 W16 N12 W7 N3 W12 S3 W2 S48 FGR=[YR=2021] S21 E20 N3 E10 FOP=[YR=2021] S1 E20 N10 W14 N5 W6 S14$ N21 W18 S3 W12$ E12 N3 E18 S7 E6 S5 E14 N57$.

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	789.00	SF	10.00	10.00	100	2021	2021	3	99	7,811	

LAND DESCRIPTION

TOTAL OB/XF 7,811

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 07/21/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS