

LOT 102
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

GREEN ROBERT W/
116 SAWGRASS DR
YULEE, FL 32097

2024

44-2N-27-1003-0102-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	

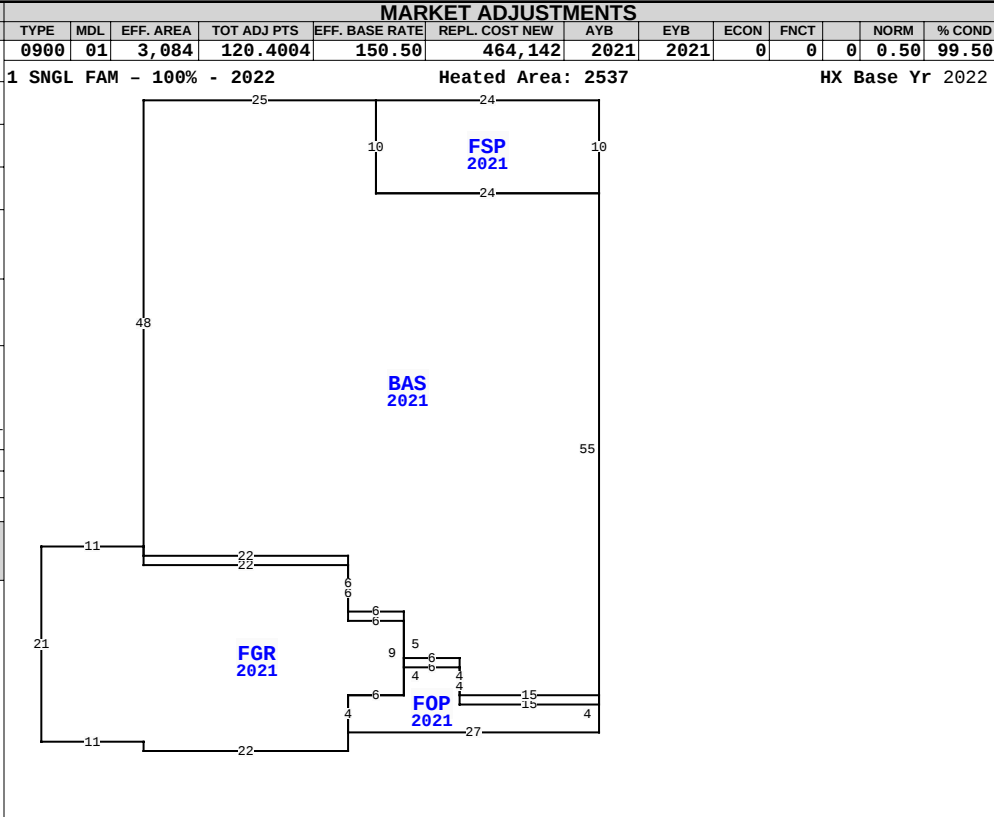
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,537	100	2,537	379,910
FGR	747	55	411	61,547
FOP	132	30	40	5,990
FSP	240	40	96	14,376

TOTALS	3,656		3,084	461,821
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	910.00	SF	5.20	5.20

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

REVIEW DATE 12/20/2021 BY DJ



116 SAWGRASS DR, YULEE	BLD DATE 04/04/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC 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
1	0811	CONCRETE B	0 100	0	0	910.00	SF	5.20	5.20	100	2021	2021	3	99	4,685	

TOTAL OB/XF													4,685		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
	PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00				

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				461,821	
TOTAL MARKET OB/XF VALUE				4,685	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				541,506	
SOH/AGL Deduction				174,212	
ASSESSED VALUE				367,294	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				317,294	
TOTAL JUST VALUE				541,506	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				482,317	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000407	NEW CONSTR	357,244	01/15/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
9999/9999	10/29/2021	CN	Q	I	01
GRANTOR: RIVERSIDE HOMES OF N					
GRANTEE: GREEN ROBERT W					
2395/1044	9/24/2020	SW	Q	V	05
GRANTOR: WILDLIGHT LLC					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2021] W24 BAS=[YR=2021] W25 S48 FGR=[YR=2021] W11 S21 E11 S1 E22 N2 FOP=[YR=2021] E27 N4 W15 N4 W6 S4 W6 S4\$ N4 E6 N9 W6 N6 W22 N1\$ S2 E22 S6 E6 S5 E6 S4 E15 N55 W24 N10\$ S10 E24 N10\$.									