

DAVIS DAVID & JAMZEE
324 SAWGRASS DR
YULEE, FL 32097

44-2N-27-1003-0127-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall0831HARDIE BRD 100

Roof Structure0808IRREGULAR 100

Roof Cover0303COMP SHNGL 100

Interior Wall0505DRYWALL 100

Interior Floor1111CLAY TILE 100

Interior Floor0101NONE 0

Air Condition0303CENTRAL 100

Heating Type0404AIR DUCTED 100

Bedrooms0202WOOD FRAME 100

Bathrooms0202WOOD FRAME 100

Frame0202WOOD FRAME 100

Stories Units1.1.100
0100

Quality0606Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4086.0100

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREAMARKET VALUE

BAS2,3731002,373409,343

FGR6345534960,203

FOP194305810,005

FOP226306811,730

TOTALS3,4272,848491,280

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,848138.0000172.50491,28020232023000.00100.00

1 SNGL FAM - 100% - 2024Heated Area: 2373HX Base Yr 2024

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE491,280

TOTAL MARKET OB/XF VALUE9,220

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE575,500

SOH/AGL Deduction246,626

ASSESSED VALUE328,874

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE273,874

TOTAL JUST VALUE575,500

NCON VALUE500,500

INCOME VALUE

PREVIOUS YEAR MKT VALUE75,000

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2675/66610/03/2023WDQI01704,600

GRANTOR: RIVERSIDE HOMES OF NO

GRANTEE: DAVIS DAVID & JAMZE

2527/10681/06/2022SWQV05702,000

GRANTOR: WILDLIGHT LLC

GRANTEE: RIVERSIDE HOMES OF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=136,6] W2 N2 W12 S2 W1 S3 W6 S12 W16 N10 W1 W12 S56 E14 N4 E6 N9 E18 S3 E12 N51 \$
FOP=[YR=2024;ORIG=86,67] S10 E21 N2 W1 N12 W6 S4 W14 \$
FOP=[YR=2024;ORIG=115,9] W17 S2 E1 S10 E16 N12 \$
FGR=[YR=2024;ORIG=136,57] W12 N3 W18 S9 S12 E1 E9 S2 E20 N20 \$
.

EXTRA FEATURES

324 SAWGRASS DR, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010000922.00SF10.0010.00100202420231009,220

LAND DESCRIPTION

TOTAL OB/XF9,220

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CSFR CNSVTN100PD - E0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE10/05/2023BYWWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS