

LOT 128  
EAST NASSAU-WILDLIGHT PH 1C-2  
OR 2447/43

WILDES THOMAS W & CHRISTINA C  
318 SAWGRASS DR  
YULEE, FL 32097

2024

44-2N-27-1003-0128-0000



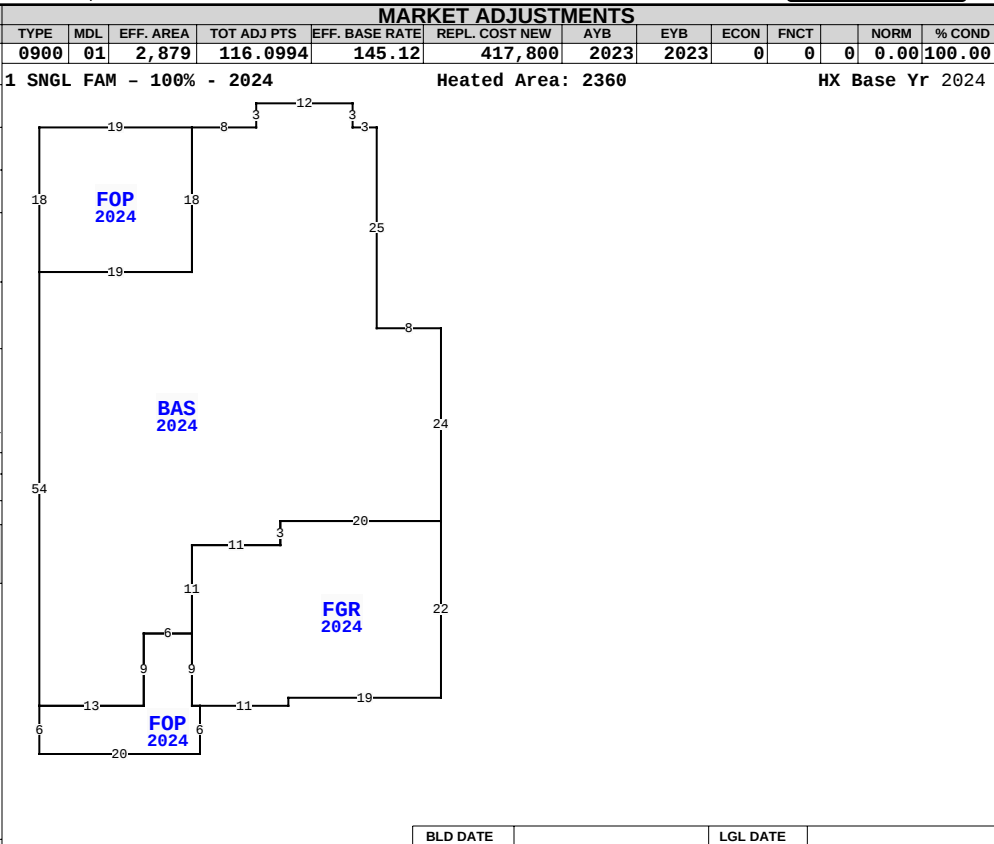
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LVT/LAMMT 70   |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |

|                  |           |                  |
|------------------|-----------|------------------|
| 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       | 2,360            | 100         | 2,360        | 342,483              |
| FGR       | 661              | 55          | 364          | 52,824               |
| FOP       | 174              | 30          | 52           | 7,546                |
| FOP       | 342              | 30          | 103          | 14,947               |
| TOTALS    | 3,537            |             | 2,879        | 417,800              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |       |
|----------------|------------|-------------|---------|---|---|--------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | NOTES |
| 1              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 964.00 | SF | 10.00 |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000135   | C   | SFR CNSVTN           | 100 |     | PD - E   | 0.00  | 0.00  | 1.00        |



|                        |    |       |                |           |         |             |   |        |                 |           |  |
|------------------------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-----------|--|
| 318 SAWGRASS DR, YULEE |    |       |                | XF DATE   |         |             |   |        |                 | LAND DATE |  |
|                        |    |       |                | INC DATE  |         |             |   |        |                 | AG DATE   |  |
| UNITS                  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES     |  |
| 964.00                 | SF | 10.00 | 10.00          | 100       | 2024    | 2023        |   | 100    | 9,640           |           |  |
|                        |    |       |                |           |         |             |   |        |                 |           |  |
|                        |    |       |                |           |         |             |   |        |                 |           |  |
|                        |    |       |                |           |         |             |   |        |                 |           |  |
|                        |    |       |                |           |         |             |   |        |                 |           |  |
|                        |    |       |                |           |         |             |   |        |                 |           |  |
|                        |    |       |                |           |         |             |   |        |                 |           |  |
|                        |    |       |                |           |         |             |   |        |                 |           |  |
|                        |    |       |                |           |         |             |   |        |                 |           |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |              |  |  |  |  |
|---------------------------|--|--|--|--|--------------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |              |  |  |  |  |
| PAGE 1 of 1               |  |  |  |  |              |  |  |  |  |
| 4                         |  |  |  |  |              |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD     |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist:    |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 417,800      |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 9,640        |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 75,000       |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 502,440      |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 120,313      |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 382,127      |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB 50,000 |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 332,127      |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 502,440      |  |  |  |  |
| NCON VALUE                |  |  |  |  | 427,440      |  |  |  |  |
| INCOME VALUE              |  |  |  |  |              |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 75,000       |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 23001614   | CO ISSUED   | 0       | 02/06/2023 |
| 22006121   | NEW CONSTR  | 409,017 | 04/19/2022 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2621/1198                      | 2/06/2023 | WD           | Q      | I      | 02        | 647,400       |  |
| GRANTOR: RIVERSIDE HOMES OF NO |           |              |        |        |           |               |  |
| GRANTEE: WILDES THOMAS WAYNE   |           |              |        |        |           |               |  |
| 2527/1068                      | 1/06/2022 | SW           | Q      | V      | 05        | 702,000       |  |
| GRANTOR: WILDLIGHT LLC         |           |              |        |        |           |               |  |
| GRANTEE: RIVERSIDE HOMES OF    |           |              |        |        |           |               |  |

| BUILDING NOTES                                                                              |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
|                                                                                             |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                         |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2024;ORIG=152,0] W3 N3 W12 S3 W8 S18 W19 S54 E13 N9 E6 N11 E11 N3 E20 N24 W8 N25 \$ |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2024;ORIG=110,0] E19 S18 W19 N18 \$                                                 |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2024;ORIG=160,49] W20 S3 W11 S11 S9 E1 E11 N1 E19 N22 \$                            |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2024;ORIG=110,72] E13 N9 E6 S9 E1 S6 W20 N6 \$                                      |  |  |  |  |  |  |  |  |  |
|                                                                                             |  |  |  |  |  |  |  |  |  |