LOT 129
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

HALBER MACIEJ STANISLAW/WILLETT NORA SCHERTZ
312 SAWGRASS DR
YULEE, FL 32097

2024

44-2N-27-1003-0129-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

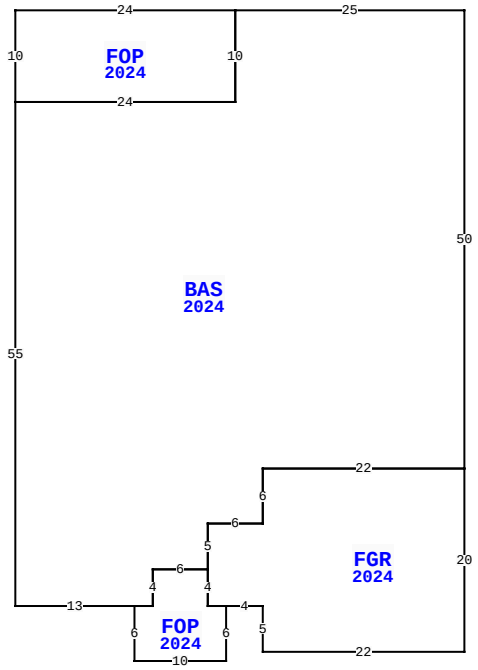
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	370,250
FGR	494	55	272	39,696
FOP	84	30	25	3,649
FOP	240	30	72	10,508
TOTALS	3,355		2,906	424,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,906	116.7480	145.94	424,102	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2537 HX Base Yr



312 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	424,102
TOTAL MARKET OB/XF VALUE	6,180
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	505,282
SOH/AGL Deduction	0
ASSESSED VALUE	505,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	505,282
TOTAL JUST VALUE	505,282
NCON VALUE	430,282
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013576	CO ISSUED		10/24/2023
230004887	NEW SFR	464,437	04/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2681/320	11/16/2023	WD	Q	I	02	697,800
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: HALBER MACIEJ STANI						
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=71,10] E24 N10 E25 S50 W22 S6 W6 S5 W6 S4 W2 W13 N55 $
FGR=[YR=2024;ORIG=120,50] W22 S6 W6 S5 S4 E2 E4 S5 E22 N20 $
FOP=[YR=2024;ORIG=92,61] W6 S4 W2 S6 E10 N6 W2 N4 $
FOP=[YR=2024;ORIG=95,0] W24 S10 E24 N10 $
.

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	0	0	0	618.00	SF	10.00	10.00	100	2024	2023		100	6,180	

LAND DESCRIPTION

TOTAL OB/XF 6,180

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	000135	C	SFR CNSVTN	0		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 11/07/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS