LOT 134
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

YARBROUGH TIMOTHY & JAMIE
280 SAWGRASS DR
YULEE, FL 32097

2024

44-2N-27-1003-0134-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

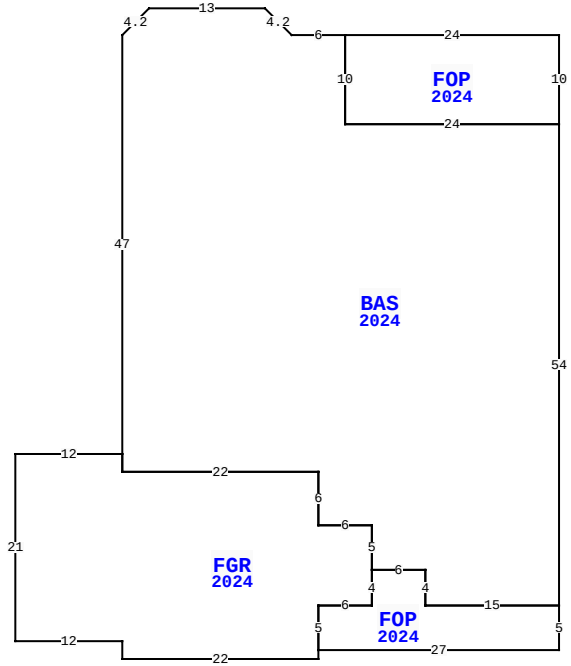
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,536	100	2,536	363,561
FGR	768	55	422	60,498
FOP	159	30	48	6,881
FOP	240	30	72	10,322
TOTALS	3,703		3,078	441,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,078	114.6872	143.36	441,262	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2536 HX Base Yr 2024



280 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		441,262
TOTAL MARKET OB/XF VALUE		8,910
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		525,172
SOH/AGL Deduction		218,890
ASSESSED VALUE		306,282
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		251,282
TOTAL JUST VALUE		525,172
NCON VALUE		450,172
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004786	CO ISSUED		04/13/2023
22007212	NEW CONSTR	436,705	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/322	11/08/2023	WD	Q	I	01	678,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: YARBROUGH TIMOTHY &						
2497/0601	9/15/2021	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,10] W24 N10 W6 U3L3 W13 D3L3 S47 S2 E22 S6 E6 S5 E6 S4 E15 N54 $
FOP=[YR=2024;ORIG=106,0] E24 S10 W24 N10 $
FGR=[YR=2024;ORIG=81,49] E22 S6 E6 S5 S4 W6 S5 S1 W22 N2 W12 N21 E12 S2 $
FOP=[YR=2024;ORIG=130,64] W15 N4 W6 S4 W6 S5 E27 N5 $
.

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	891.00	SF	10.00	10.00	100	2024	2023		100	8,910	

LAND DESCRIPTION

TOTAL OB/XF 8,910

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	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 04/21/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS