LOT 135
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

ISOLA DENISHA & JEMELL
403 SLASH PINE PL
YULEE, FL 32097

2024

44-2N-27-1003-0135-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

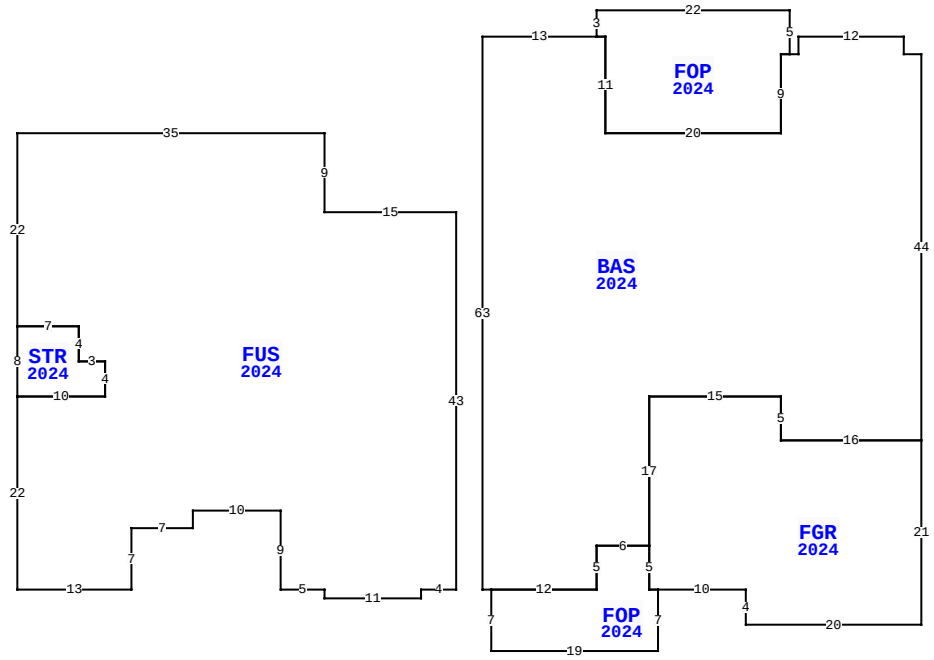
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5.5 100
Frame	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	2,290	100	2,290	293,454
FGR	682	55	375	48,055
FOP	163	30	49	6,279
FOP	288	30	86	11,020
FUS	2,269	100	2,269	290,763
STR	68	10	7	897
TOTALS	5,760		5,076	650,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	SA	NORM	% COND
0900	01	5,076	120.6120	150.76	765,258	2023	2023	0	0	15	0.00	85.00

1 SNGL FAM – 0% - 2024 Heated Area: 4559 HX Base Yr



403 SLASH PINE PL, 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	650,469
TOTAL MARKET OB/XF VALUE	8,810
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	734,279
SOH/AGL Deduction	0
ASSESSED VALUE	734,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	734,279
TOTAL JUST VALUE	734,279
NCON VALUE	659,279
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

SIZE ADJSTD 15% FOR OVERBUILT SQFT (LARGEST HTD SQ

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010664	CO ISSUED		08/18/2023
22009860	NEW CONSTR	718,373	06/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/783	11/03/2023	WD	Q	I	01	805,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: ISOLA DENISHA & JEM						
2547/0546	3/14/2022	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

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	881.00	SF	10.00	10.00	100	2024	2023		100	8,810	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=201,-3] W2 N2 W12 S2 W1 W1 S9 W20 N11 W1 W13 S63 E1 E12 N5 E6 N17 E15 S5 E16 N44 $
FOP=[YR=2024;ORIG=152,58] E12 N5 E6 S5 E1 S7 W19 N7 $
FGR=[YR=2024;ORIG=201,41] W16 N5 W15 S17 S5 E1 E10 S4 E20 N21 $
FOP=[YR=2024;ORIG=164,-5] N3 E22 S5 W1 S9 W20 N11 W1 $
FUS=[YR=2024;ORIG=148,58] W4 S1 W11 N1 W5 N9 W10 S2 W7 S7 W13 N22 E10 N4 W3 N4 W7 N22 E35 S9 E15 S43 $
STR=[YR=2024;ORIG=98,28] E7 S4 E3 S4 W10 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,810

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	000100	C	SFR	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 06/22/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS