LOT 136
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

LUCIANO ANGELO JR/CAMPO-LUCIANO MARIE LISETTE
407 SLASH PINE PLACE
YULEE, FL 32097

2024

44-2N-27-1003-0136-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

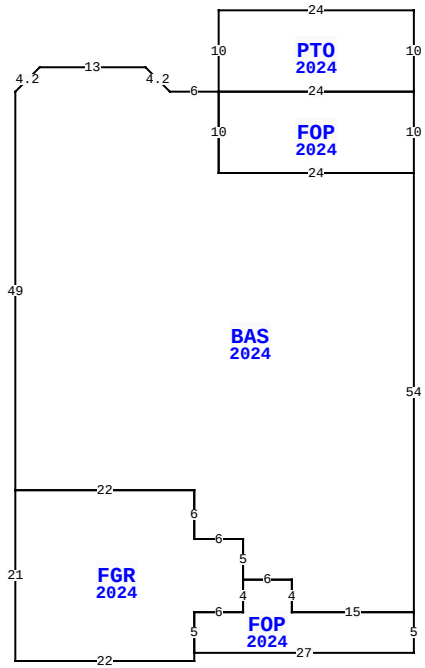
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	368,379
FGR	516	55	284	41,254
FOP	159	30	48	6,972
FOP	240	30	72	10,459
PTO	240	5	12	1,743
TOTALS	3,691		2,952	428,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,952	116.2075	145.26	428,808	2023	2023	0	0	0	0.00	100.00

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



407 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		428,808
TOTAL MARKET OB/XF VALUE		12,523
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		516,331
SOH/AGL Deduction		0
ASSESSED VALUE		516,331
TOTAL EXEMPTION VALUE	13	516,331
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		516,331
NCON VALUE		441,331
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011185	SUMMER KITCHEN	13,400	09/01/2023
230008539	T=240 SCRN ENCL	7,977	07/05/2023
230005960	CO ISSUED		05/09/2023
22012933	NEW CONSTR	410,040	08/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2640/606	5/09/2023	WD	Q	I	01	694,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: LUCIANO ANGELO JR E						
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=140,10] W24 N10 W6 U3L3 W13 D3L3 S49 E22 S6 E6 S5 E6 S4 E15 N54 $
FGR=[YR=2024;ORIG=91,49] E22 S6 E6 S5 S4 W6 S5 S1 W22 N21 $
FOP=[YR=2024;ORIG=116,0] E24 S10 W24 N10 $
FOP=[YR=2024;ORIG=125,60] W6 S4 W6 S5 E27 N5 W15 N4 $
PTO=[YR=2024;ORIG=116,-10] E24 S10 W24 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	0811	CONCRETE B	0	100	0	0	639.00	SF	5.20	5.20	100	2024	2023		100	3,323	
2	0911	SCRN RM A	0	100	24	10	240.00	SF	17.50	17.50	100	2024	2023		100	4,200	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 12,523

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	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 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