LOT 141
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

JUSTICE JAMES LAVERNE & SHERRIE LOU
435 SLASH PINE PL
YULEE, FL 32097

2024

44-2N-27-1003-0141-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

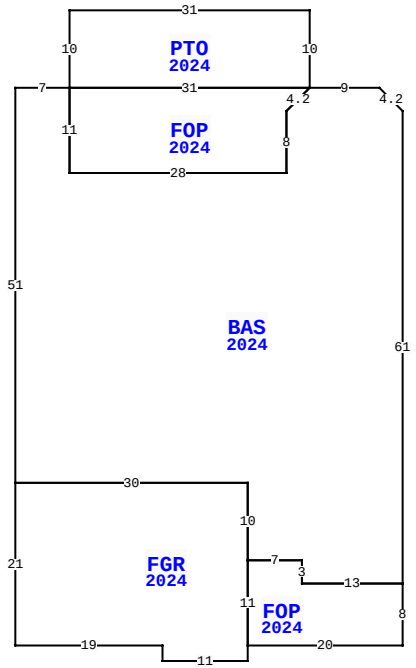
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,472	100	2,472	368,773
FGR	652	55	359	53,556
FOP	181	30	54	8,056
FOP	313	30	94	14,023
PTO	310	5	16	2,387
TOTALS	3,928		2,995	446,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,995	119.3424	149.18	446,794	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2472 HX Base Yr 2024



435 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		446,794
TOTAL MARKET OB/XF VALUE		6,580
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		528,374
SOH/AGL Deduction		0
ASSESSED VALUE		528,374
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		478,374
TOTAL JUST VALUE		528,374
NCON VALUE		453,374
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001191	11 X 32 GLASS / S	11,299	01/31/2024
230008279	CO ISSUED		06/28/2023
22014543	NEW CONSTR	408,637	09/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/1029	6/29/2023	WD	Q	I	01	754,500
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: JUSTICE JAMES LAVER						
2470/1290	6/15/2021	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=160,60] N61 U3L3 W9 D3L3 S8 W28 N11 W7 S51 E30 S10 E7 S3 E13 $
FGR=[YR=2024;ORIG=110,47] E30 S10 S11 S2 W11 N2 W19 N21 $
FOP=[YR=2024;ORIG=140,57] E7 S3 E13 S8 W20 N11 $
FOP=[YR=2024;ORIG=117,7] E28 N8 U3R3 W31 S11 $
PTO=[YR=2024;ORIG=117,-14] S10 E31 N10 W31 $
.

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	658.00	SF	10.00	10.00	100	2024	2023		100	6,580	

LAND DESCRIPTION

TOTAL OB/XF 6,580

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 07/19/2024 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS