LOT 142
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

SAULS MICHAEL CLIFFORD II & MELISSA L
441 SLASH PINE PL
YULEE, FL 32097

2024

44-2N-27-1003-0142-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

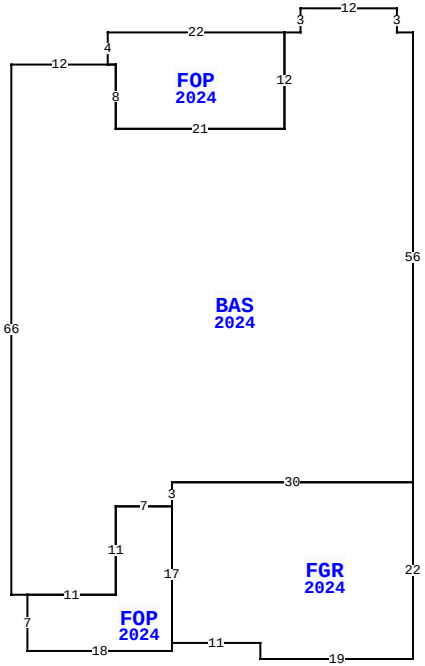
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,735	100	2,735	397,888
FGR	638	55	351	51,063
FOP	203	30	61	8,874
FOP	256	30	77	11,202
TOTALS	3,832		3,224	469,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,224	116.3800	145.48	469,028	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2735 HX Base Yr 2024



441 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		469,028
TOTAL MARKET OB/XF VALUE		4,872
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		548,900
SOH/AGL Deduction		17,184
ASSESSED VALUE		531,716
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		481,716
TOTAL JUST VALUE		548,900
NCON VALUE		473,900
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010171	CO ISSUED		08/09/2023
2301029	NEW CONSTR	511,965	01/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2667/1033	8/28/2023	WD	Q	I	01	691,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SAULS MICHAEL CLIFF						
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=120,-7] W2 N3 W12 S3 W2 S12 W21 N8 W1 W12 S66 E2 E11 N11 E7 N3 E30 N56 $
FGR=[YR=2024;ORIG=120,49] W30 S3 S17 E11 S2 E19 N22 $
FOP=[YR=2024;ORIG=104,-7] W22 S4 E1 S8 E21 N12 $
FOP=[YR=2024;ORIG=90,52] W7 S11 W11 S7 E18 N1 N17 $
.

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	937.00	SF	5.20	5.20	100	2024	2023		100	4,872	

LAND DESCRIPTION

TOTAL OB/XF 4,872

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 09/25/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS