

LOT 144
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

THOMPSON WILLIAM FRANKLIN & TAMI LORRAINE
451 SLASH PINE PL
YULEE, FL 32097

2024

44-2N-27-1003-0144-0000



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/LAMMT 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	2,537	100	2,537	368,169
FGR	516	55	284	41,214
FOP	84	30	25	3,628
FOP	240	30	72	10,449
TOTALS	3,377		2,918	423,460

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0855	CONC PAVER	0 100	0	0	587.00	SF	10.00	10.00	100	2024	2023		100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000135	C	SFR CNSVTN	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,918	116.0994	145.12	423,460	2023	2023	0	0	0	0.00100.00
1 SNGL FAM - 100% - 2024						Heated Area: 2537		HX Base Yr 2024			
451 SLASH PINE PL, YULEE											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

TOTAL OB/XF														
5,870														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			423,460
TOTAL MARKET OB/XF VALUE			5,870
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			504,330
SOH/AGL Deduction			96,418
ASSESSED VALUE			407,912
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			357,912
TOTAL JUST VALUE			504,330
NCON VALUE			429,330
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004779	CO ISSUED	0	04/13/2023
22010757	NEW CONSTR	403,825	07/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/420	4/13/2023	WD	Q	I	01	703,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: THOMPSON WILLIAM FR						
2547/0546	3/14/2022	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES														
BAS=[YR=2024;ORIG=170,0] W24 N10 W25 S50 E22 S6 E6 S5 E6 S4 E2 E13 N55 \$														
FOP=[YR=2024;ORIG=146,0] E24 N10 W24 S10 \$														
FGR=[YR=2024;ORIG=121,40] E22 S6 E6 S5 S4 W2 W4 S6 W22 N21 \$														
FOP=[YR=2024;ORIG=149,51] E6 S4 E2 S6 W10 N6 E2 N4 \$														