LOT 147
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

STONE MARK ROBERT & MEGHAN BREE
463 SLASH PINE PLACE
YULEE, FL 32097

2024

44-2N-27-1003-0147-0000

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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
Quality	06	Quality Level 06

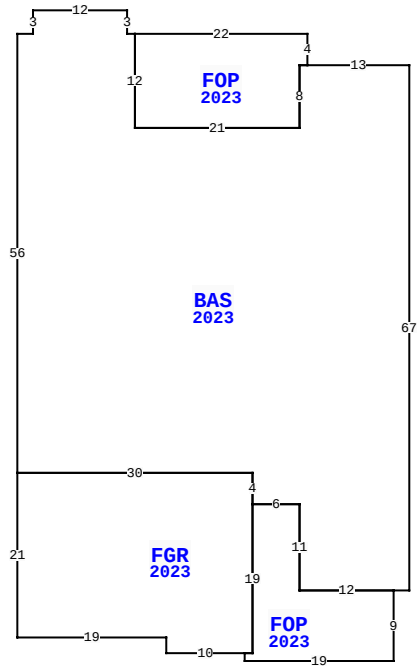
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,762	100	2,762	405,462
FGR	652	55	359	52,701
FOP	229	30	69	10,129
FOP	256	30	77	11,304
TOTALS	3,899		3,267	479,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,267	117.4380	146.80	479,596	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2762 HX Base Yr 2024



463 SLASH PINE PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		479,596
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		562,796
SOH/AGL Deduction		0
ASSESSED VALUE		562,796
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		512,796
TOTAL JUST VALUE		562,796
NCON VALUE		487,796
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230014293		95,000	11/06/2023
23002201	CO ISSUED	0	02/17/2023
22006123	NEW CONSTR	459,182	04/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2622/1403	2/17/2023	WD	Q	I	01	807,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: STONE MARK ROBERT &						
2470/1290	6/15/2021	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W13 W1 S8 W21 N12 W1 N3 W12 S3 W2 S56 E30 S4 E6 S11 E12 E2 N67 $
FOP=[YR=2023;ORIG=35,6] E22 S4 W1 S8 W21 N12 $
FGR=[YR=2023;ORIG=20,62] E30 S4 S19 W1 W10 N2 W19 N21 $
FOP=[YR=2023;ORIG=50,66] E6 S11 E12 S9 W19 N1 E1 N19 $
.

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	820.00	SF	10.00	10.00	100	2023	2023		100	8,200	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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 05/23/2024 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS