LOT 151
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

CURTIN JOHN A & SAYURI T
458 SLASH PINE PLACE
YULEE, FL 32097

2024

44-2N-27-1003-0151-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

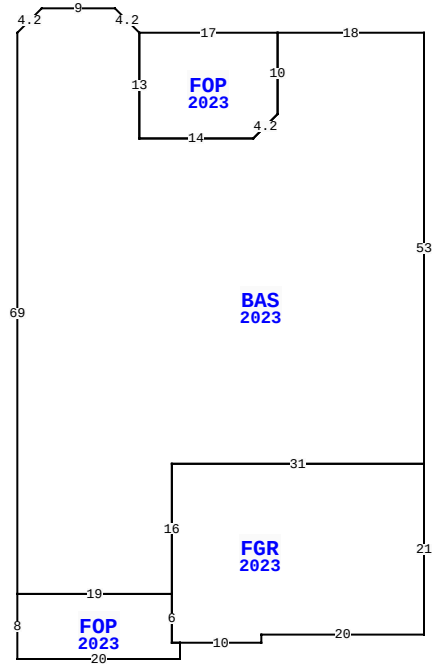
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,774	100	2,774	407,584
FGR	662	55	364	53,483
FOP	154	30	46	6,759
FOP	217	30	65	9,550
TOTALS	3,807		3,249	477,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,249	117.5438	146.93	477,376	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2774 HX Base Yr



458 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		477,376
TOTAL MARKET OB/XF VALUE		8,102
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		560,478
SOH/AGL Deduction		0
ASSESSED VALUE		560,478
TOTAL EXEMPTION VALUE	13	560,478
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		560,478
NCON VALUE		485,478
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001993	CO ISSUED	0	02/15/2023
22005626	NEW CONSTR	458,247	04/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/1425	2/15/2023	WD	Q	I	01	727,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: CURTIN JOHN A & SAY						
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=80,10] W18 S10 D3L3 W14 N13 U3L3 W9 D3L3 S69 E19 N16 E31 N53 $
FOP=[YR=2023;ORIG=45,10] E17 S10 D3L3 W14 N13 $
FGR=[YR=2023;ORIG=49,63] E31 S21 W20 S1 W10 W1 N6 N16 $
FOP=[YR=2023;ORIG=30,79] E19 S6 E1 S2 W20 N8 $
.

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	885.00	SF	5.20	5.20	100	2023	2023		100	4,602	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 8,102

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 07/20/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS