

LOT 164
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

TAVA SIAOSI & LESIELI VEEHALA
345 SAWGRASS DRIVE
YULEE, FL 32097

2024

44-2N-27-1003-0164-0000



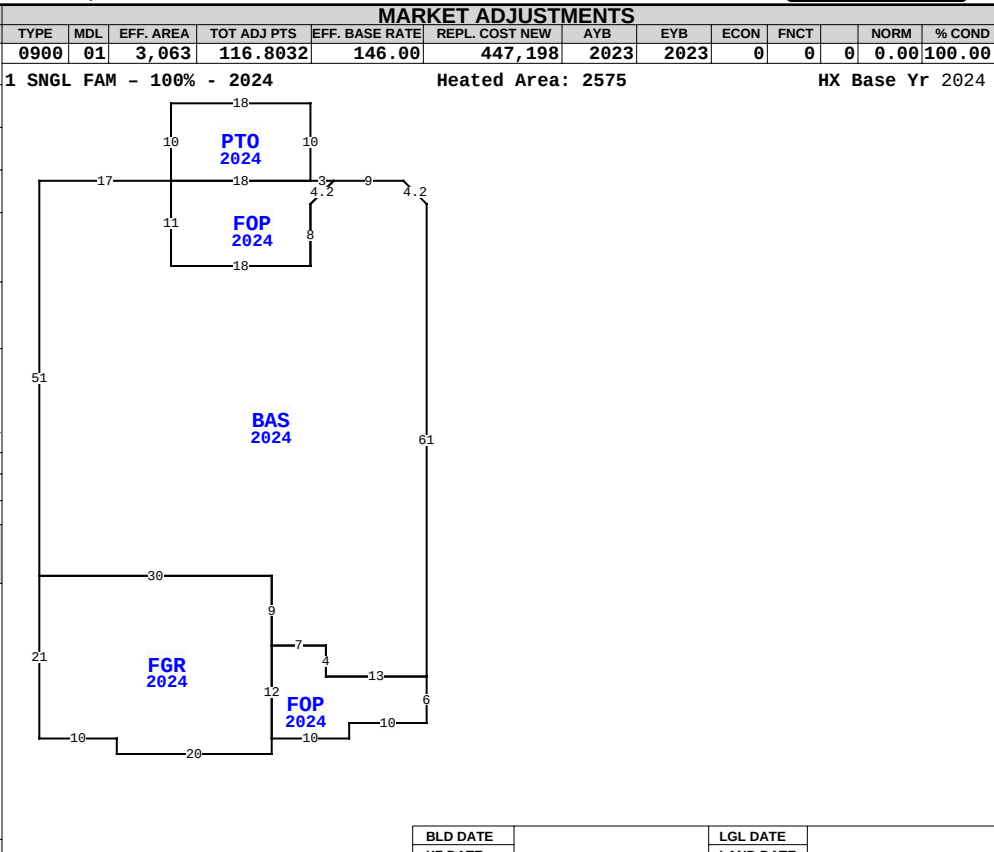
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,575	100	2,575	375,950
FGR	670	55	368	53,728
FOP	168	30	50	7,300
FOP	203	30	61	8,906
PTO	180	5	9	1,314
TOTALS	3,796		3,063	447,198

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	0811	CONCRETE B	0 100	0	0	843.00	SF	5.20	5.20	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	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00



345 SAWGRASS DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF														
4,384														

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					447,198				
TOTAL MARKET OB/XF VALUE					4,384				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					526,582				
SOH/AGL Deduction					0				
ASSESSED VALUE					526,582				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					476,582				
TOTAL JUST VALUE					526,582				
NCON VALUE					451,582				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					75,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005725	CO ISSUED		05/03/2023
22009989	NEW CONSTR	422,452	06/29/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2640/575	5/04/2023	WD	Q	I	01	640,600	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: TAVA SIAOSI & LESIE							
2547/0546	3/14/2022	SW	Q	V	05	702,000	
GRANTOR: WILDLIGHT LLC							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES														
BAS=[YR=2024;ORIG=70,-3] S51 E30 S9 E7 S4 E13 N61 U3L3 W9 D3L3 S8 W18 N11 W17 \$														
FGR=[YR=2024;ORIG=70,48] S21 E10 S2 E20 N2 N12 N9 W30 \$														
PTO=[YR=2024;ORIG=87,-13] E18 S10 W18 N10 \$														
FOP=[YR=2024;ORIG=100,57] E7 S4 E13 S6 W10 S2 W10 N12 \$														
FOP=[YR=2024;ORIG=87,-3] S11 E18 N8 U3R3 W3 W18 \$														