LOT 165
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

JOHNSON TORI A & CURTIS MARCELLIOUS
351 SAWGRASS DRIVE
YULEE, FL 32097

2024

44-2N-27-1003-0165-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

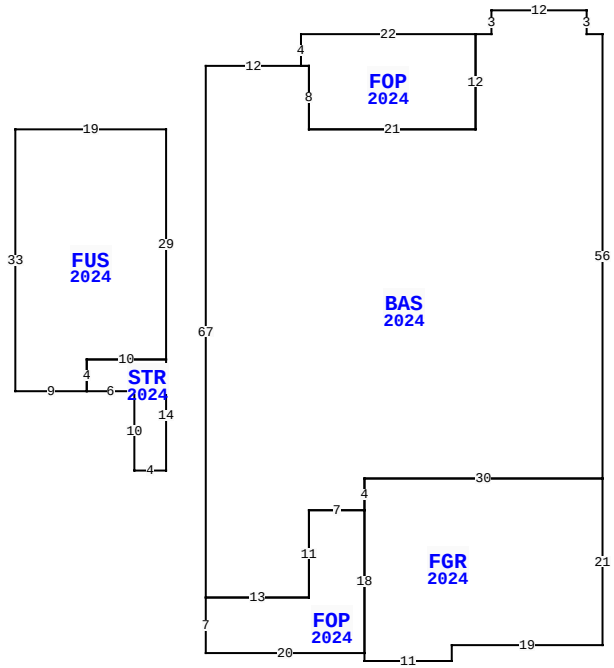
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,755	100	2,755	393,497
FGR	652	55	359	51,276
FOP	217	30	65	9,284
FOP	256	30	77	10,998
FUS	587	100	587	83,841
STR	80	10	8	1,143
TOTALS	4,547		3,851	550,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,851	114.2640	142.83	550,038	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 3342 HX Base Yr 2024



351 SAWGRASS DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		550,038
TOTAL MARKET OB/XF VALUE		7,950
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		632,988
SOH/AGL Deduction		38,424
ASSESSED VALUE		594,564
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		544,564
TOTAL JUST VALUE		632,988
NCON VALUE		557,988
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004065	CO ISSUED	0	03/28/2023
22006124	NEW CONSTR	547,409	04/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/1521	3/28/2023	WD	Q	I	01	821,500
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: JOHNSON TORI ANTOIN						
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=150,0] W2 N3 W12 S3 W2 S12 W21 N8 W1 W12 S67 E13 N11 E7 N4 E30 N56 $
FOP=[YR=2024;ORIG=112,0] S4 E1 S8 E21 N12 W22 $
FGR=[YR=2024;ORIG=120,56] E30 S21 W19 S2 W11 N1 N18 N4 $
FOP=[YR=2024;ORIG=113,60] E7 S18 W20 N7 E13 N11 $
FUS=[YR=2024;ORIG=95,12] W19 S33 E9 N4 E10 N29 $
STR=[YR=2024;ORIG=85,41] S4 E6 S10 E4 N14 W10 $
.

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	795.00	SF	10.00	10.00	100	2024	2023		100	7,950	

LAND DESCRIPTION

TOTAL OB/XF 7,950

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	000134	C	SFR POND	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 04/20/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS