LOT 71
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

GLOVER CHRISTOPHER &/DEVLIN LAURA
207 SAWGRASS DRIVE
YULEE, FL 32097

**2025**

**44-2N-27-1003-0071-0000**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

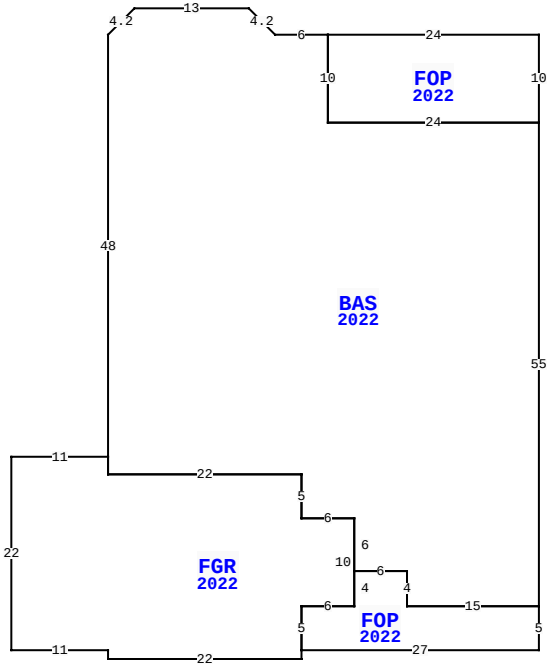
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,579 | 100 | 2022 | 2,579 | 389,201 |
| FGR | 764 | 55 | 2022 | 420 | 63,382 |
| FOP | 159 | 30 | 2022 | 48 | 7,244 |
| FOP | 240 | 30 | 2022 | 72 | 10,865 |
| TOTALS | 3,742 | | | 3,119 | 470,694 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,119 | 114.8988 | 151.67 | 473,059 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2023 Heated Area: 2579 HX Base Yr 2023




207 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 | | 470,694 |
| TOTAL MARKET OB/XF VALUE | | 4,209 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 549,903 |
| SOH/AGL Deduction | | 54,077 |
| ASSESSED VALUE | | 495,826 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 445,104 |
| TOTAL JUST VALUE | | 549,903 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 527,203 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22008295 | CO ISSUED | 0 | 05/27/2022 |
| 21006492 | NEW CONSTR | 383,660 | 08/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2572/0212 | 5/27/2022 | WD | Q | I | 01 | 599,900 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: GLOVER CHRISTOPHER | | | | | | |
| 2470/1319 | 6/15/2021 | SW | Q | V | 05 | 252,000 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: RIVERSIDE HOMES OF | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2022] W24 BAS=[YR=2022] W6 U3 L3 W13 D3 L3 S48 FGR=[YR=2022] W11 S22 E11 S1 E22 N1 FOP=[YR=2022] E27 N5 W15 N4 W6 S4 W6 S5$ N5 E6 N10 W6 N5 W22 N2$ S2 E22 S5 E6 S6 E6 S4 E15 N55 W24 N10$ S10 E24 N10$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,063.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 99 | 4,209 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,209

| 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 | RES | 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 08/01/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS