LOT 75
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

RICHARDSON THERESA FAYE
239 SAWGRASS DRIVE
YULEE, FL 32097

2025

44-2N-27-1003-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

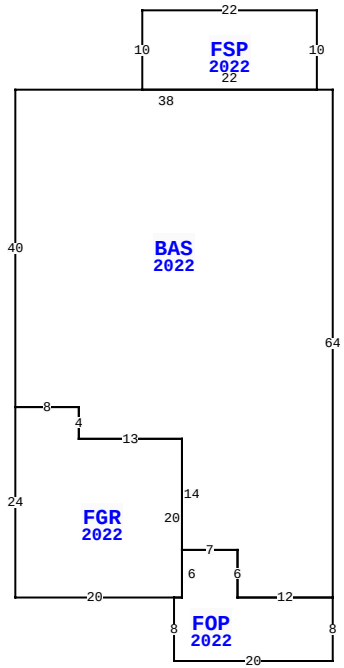
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,066	100	2022	2,066	268,265
FGR	452	55	2022	249	32,333
FOP	202	30	2022	61	7,921
FSP	220	40	2022	88	11,427
TOTALS	2,940			2,464	319,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,464	98.8608	130.50	321,552	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2025 Heated Area: 2066 HX Base Yr



239 SAWGRASS DR, YULEE

BLD DATE	03/21/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	319,944
TOTAL MARKET OB/XF VALUE	3,212
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	398,156
SOH/AGL Deduction	0
ASSESSED VALUE	398,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	398,156
TOTAL JUST VALUE	398,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007880	CO ISSUED	0	05/20/2022
21013561	NEW CONSTR	341,494	10/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/1473	5/27/2022	SW	Q	I	02	419,100
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: RICHARDSON THERESA						
2475/1329	6/30/2021	SW	Q	V	05	1,388,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2 FSP=[YR=2022] N10 W22 S10 E22$ W38 S40
FGR=[YR=2022] S24 E20 FOP=[YR=2022] S8 E20 N8 W12 N6 W7 S6
W1$ E1 N20 W13 N4 W8$ E8 S4 E13 S14 E7 S6 E12 N64$.

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	0	0	0	624.00	SF	5.20	5.20	100	2022	2022	3	99	3,212	

LAND DESCRIPTION

TOTAL OB/XF 3,212

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	0		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