LOT 80
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

MASEK DONALD & SUELLYN
279 SAWGRASS DRIVE
YULEE, FL 32097

2025

44-2N-27-1003-0080-0000

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 100
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

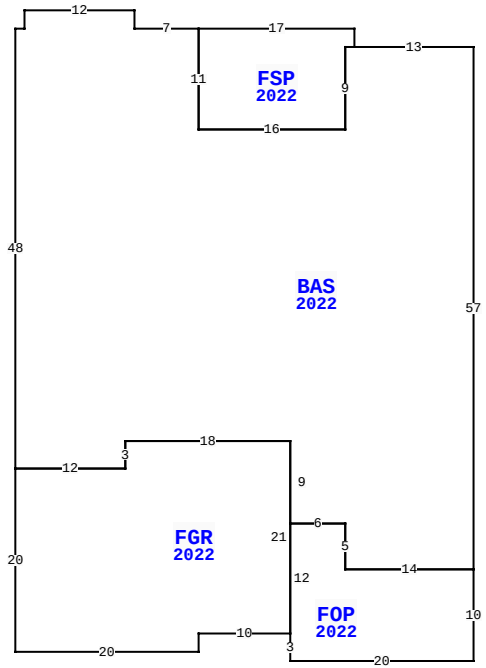
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2022	2,356	382,623
FGR	634	55	2022	349	56,679
FOP	230	30	2022	69	11,206
FSP	178	40	2022	71	11,531
TOTALS	3,398			2,845	462,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,845	123.6480	163.22	464,361	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2025 Heated Area: 2356 HX Base Yr



279 SAWGRASS DR, 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		462,039
TOTAL MARKET OB/XF VALUE		14,860
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		551,899
SOH/AGL Deduction		0
ASSESSED VALUE		551,899
TOTAL EXEMPTION VALUE	13	551,899
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		551,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008189	CO ISSUED	0	06/30/2022
21008189	NEW CONSTR	351,946	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1441	6/30/2022	WD	Q	I	02	621,500
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: MASEK DONALD & SUEL						
2395/1044	9/24/2020	SW	Q	V	05	168,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] N2 W17 S11 E16 N9 E1$ W1 S9 W16 N11 W7 N2 W12 S2 W1 S48 FGR=[YR=2022] S20 E20 N2 E10 FOP=[YR=2022] S3 E20 N10 W14 N5 W6 S12$ N21 W18 S3 W12$ E12 N3 E18 S9 E6 S5 E14 N57$.

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	1,501.00	SF	10.00	10.00	100	2022	2022	3	99	14,860	

TOTAL OB/XF 14,860

LAND DESCRIPTION

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