LOT 81
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

HARVEY SHANE ANTHONY & MICHELENE CECILLIA
274 SAWGRASS LN
YULEE, FL 32097

2025

44-2N-27-1003-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

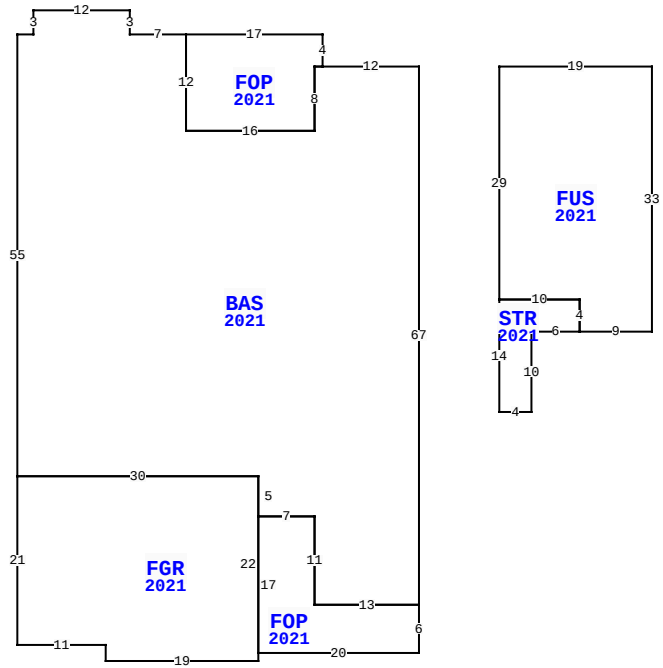
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,785	100	2021	2,785	415,117
FGR	668	55	2021	367	54,703
FOP	196	30	2021	59	8,794
FOP	197	30	2021	59	8,794
FUS	587	100	2021	587	87,495
STR	80	10	2021	8	1,192
TOTALS	4,513			3,865	576,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,865	114.0570	150.56	581,914	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 3372 HX Base Yr 2022



274 SAWGRASS DR, YULEE

BLD DATE	04/04/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		576,095
TOTAL MARKET OB/XF VALUE		4,607
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		655,702
SOH/AGL Deduction		248,231
ASSESSED VALUE		407,471
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		356,749
TOTAL JUST VALUE		655,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		627,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001989	NEW CONSTR	487,134	03/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/1171	11/22/2021	WD	Q	I	01	577,400
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: HARVEY SHANE ANTHON						
2417/1265	12/15/2020	SW	Q	I	05	252,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 FOP=[YR=2021] N4 W17 S12 E16 N8 E1$ W1 S8 W16 N12 W7 N3 W12 S3 W2 S55 FGR=[YR=2021] S21 E11 S2 E19 N1 FOP=[YR=2021] E20 N6 W13 N11 W7 S17$ N22 W30$ E30 S5 E7 S11 E13 N67$ PTR=E10 FUS=[YR=2021] E19 S33 W9 STR=[YR=2021] W6 S10 W4 N14 E10 S4$ N4 W10 N29$ W10$.

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	895.00	SF	5.20	5.20	100	2021	2021	3	99	4,607	

LAND DESCRIPTION

TOTAL OB/XF 4,607

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/20/2021 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS