

LOT 97
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

FLAHARDY TAMORA G
156 SAWGRASS LN
YULEE, FL 32097

2025

44-2N-27-1003-0097-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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	2,340	100	2021	2,340	382,841
FGR	654	55	2021	360	58,899
FOP	192	30	2021	58	9,489
FOP	230	30	2021	69	11,289
TOTALS	3,416			2,827	462,518

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	789.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PD - E	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,827	125.1936	165.26	467,190	2021	2021	0	0	0	1.00	99.00
1 SNGL FAM - 0% - 2025 Heated Area: 2340 HX Base Yr												
156 SAWGRASS DR, YULEE												

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	0	789.00	SF	10.00	10.00	100	2021

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	0	789.00	SF	10.00	10.00	100	2021

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			462,518
TOTAL MARKET OB/XF VALUE			7,811
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			545,329
SOH/AGL Deduction			0
ASSESSED VALUE			545,329
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			545,329
TOTAL JUST VALUE			545,329
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			522,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010830	NEW CONSTR	330,237	11/06/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2748/1344	10/31/2024	QC	U	I	11	100
GRANTOR: FLAHARDY KELLY M & TA						
GRANTEE: FLAHARDY TAMORA G						
2470/0574	5/28/2021	WD	Q	I	01	487,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: FLAHARDY KELLY M & T						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W13 FOP=[YR=2021] W16 S12 E16 N12\$ S12 W16 N12 W7 N3 W12 S3 W2 S48 FGR=[YR=2021] S21 E20 N3 E10 FOP=[YR=2021] S1 E20 N10 W14 N5 W6 S14\$ N21 W18 S3 W12\$ E12 N3 E18 S7 E6 S5 E14 N57\$.									