LOT 101
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

HILL JAMES R & LINDA A L/E/
124 SAWGRASS DR
YULEE, FL 32097

2025

44-2N-27-1003-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

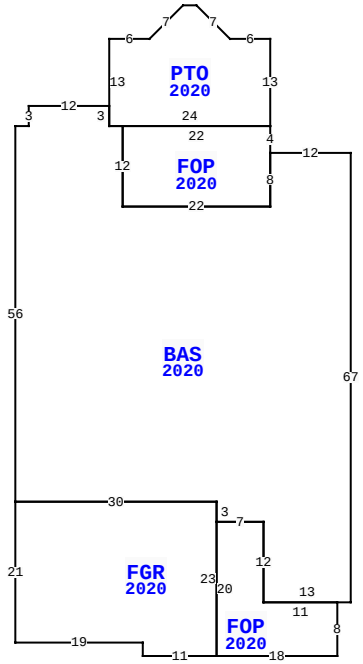
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,740	100	2020	2,740	463,995
FGR	652	55	2020	359	60,793
FOP	228	30	2020	68	11,516
FOP	264	30	2020	79	13,378
PTO	347	5	2020	17	2,879
TOTALS	4,231			3,263	552,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,263	130.2398	171.92	560,975	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2025 Heated Area: 2740 HX Base Yr 2025



124 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		552,560
TOTAL MARKET OB/XF VALUE		9,976
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		637,536
SOH/AGL Deduction		322,621
ASSESSED VALUE		314,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,193
TOTAL JUST VALUE		637,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO200012283	NEW SFR TOTAL SF	378,084	02/07/2024
B230016147		1,500	12/18/2023
20004512	NEW CONSTR	378,084	07/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2722/348	2/15/2024	WD	U	I	11	100
GRANTOR: HILL JAMES R & LINDA						
GRANTEE: HILL TYLER J						
2541/0588	2/17/2022	WD	Q	I	01	741,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: HILL JAMES R & LIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W12 S8 W22 N12 W2 N3 W12 S3 W2 S56 E30 S3 E7 S12 E13 N67 $
FGR=[YR=2020;ORIG=-50,52] S21 E19 S2 E11 N23 W30 $
PTO=[YR=2020;ORIG=-12,-4] N13 W6 U5L5 W2 D5L5 W6 S13 E24 $
FOP=[YR=2020;ORIG=-12,0] N4 W22 S12 E22 N8 $
FOP=[YR=2020;ORIG=-20,75] E18 N8 W11 N12 W7 S20 $
.

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	1,018.00	SF	10.00	10.00	100	2020	2020	3	98	9,976	

LAND DESCRIPTION

TOTAL OB/XF 9,976

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 02/08/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS