LOT 102
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

GREEN ROBERT W/
116 SAWGRASS DR
YULEE, FL 32097

2025

44-2N-27-1003-0102-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

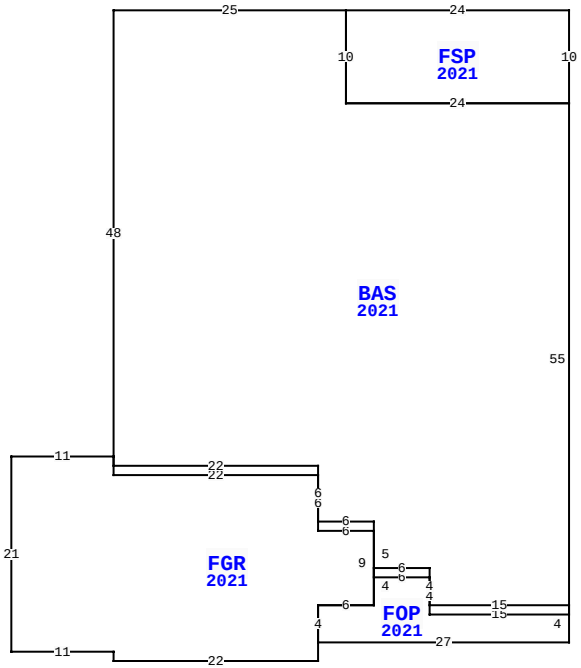
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,537	100	2021	2,537	399,173
FGR	747	55	2021	411	64,667
FOP	132	30	2021	40	6,293
FSP	240	40	2021	96	15,104
TOTALS	3,656			3,084	485,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,084	120.4004	158.93	490,140	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2537 HX Base Yr 2022



116 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		485,239
TOTAL MARKET OB/XF VALUE		4,685
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		564,924
SOH/AGL Deduction		186,978
ASSESSED VALUE		377,946
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		327,224
TOTAL JUST VALUE		564,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000407	NEW CONSTR	357,244	01/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	10/29/2021	CN	Q	I	01	485,100
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: GREEN ROBERT W						
2395/1044	9/24/2020	SW	Q	V	05	168,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W24 BAS=[YR=2021] W25 S48 FGR=[YR=2021] W11 S21 E11 S1 E22 N2 FOP=[YR=2021] E27 N4 W15 N4 W6 S4 W6 S4$ N4 E6 N9 W6 N6 W22 N1$ S2 E22 S6 E6 S5 E6 S4 E15 N55 W24 N10$ S10 E24 N10$.

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	910.00	SF	5.20	5.20	100	2021	2021	3	99	4,685	

LAND DESCRIPTION

TOTAL OB/XF 4,685

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