LOT 123
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

GRUBE JOSEPH CLIFFORD & LORI JEAN
348 SAWGRASS DRIVE
YULEE, FL 32097

2025

44-2N-27-1003-0123-0000

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 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

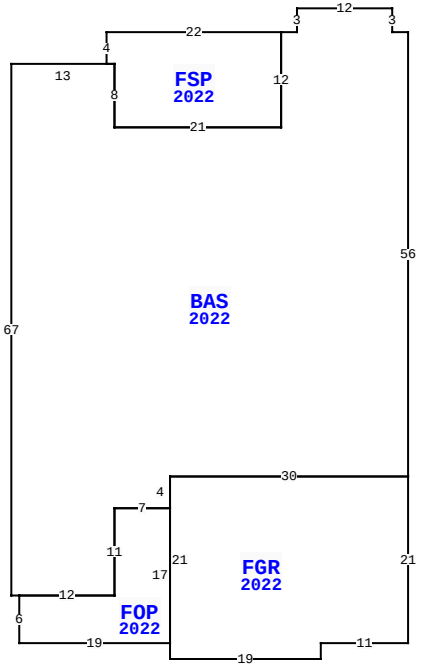
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,755	100	2022	2,755	458,250
FGR	668	55	2022	367	61,044
FOP	191	30	2022	57	9,481
FSP	256	40	2022	102	16,966
TOTALS	3,870			3,281	545,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,281	126.6426	167.17	548,485	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2755 HX Base Yr 2023



348 SAWGRASS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		545,743
TOTAL MARKET OB/XF VALUE		19,149
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		639,892
SOH/AGL Deduction		61,983
ASSESSED VALUE		577,909
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		527,187
TOTAL JUST VALUE		639,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014860	NEW CONSTR	459,002	10/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/1216	8/31/2022	WD	Q	I	02	733,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: GRUBE JOSEPH CLIFFO						
2497/0601	9/15/2021	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2N3 W12 S3 W2 FSP=[YR=2022] W22 S4 E1 S8 E21 N12$ S12 W21 N8 W13 S67 E1 FOP=[YR=2022] S6E19 FGR=[YR=2022] S2 E19 N2 E11 N21 W30 S21$ N17 W7 S11 W12$ E12 N11 E7 N4 E30 N56$.

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	967.00	SF	10.00	10.00	100	2022	2022	3	99	9,573	
2	0462	ST/AL FNC	0	100	0	0	1,008.00	SF	10.00	10.00	100	2022	2022	3	95	9,576	

LAND DESCRIPTION

TOTAL OB/XF 19,149

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	000135	C	RES NATURAL	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 12/21/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS