LOT 124
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

ROBERTS SCOTT A & TINA D
340 SAWGRASS DRIVE
YULEE, FL 32097

2025

44-2N-27-1003-0124-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

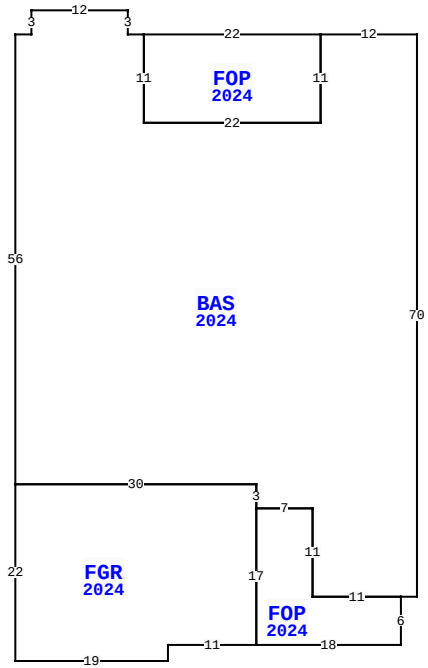
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,797	100	2024	2,797	429,675
FGR	638	55	2024	351	53,921
FOP	185	30	2024	56	8,603
FOP	242	30	2024	73	11,214
TOTALS	3,862			3,277	503,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,277	116.3800	153.62	503,413	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2797 HX Base Yr



340 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		503,413
TOTAL MARKET OB/XF VALUE		9,680
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		588,093
SOH/AGL Deduction		103,261
ASSESSED VALUE		484,832
TOTAL EXEMPTION VALUE	13	484,832
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		588,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013349	CO ISSUED		10/18/2023
230004661	NEW SFR	523,429	04/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2678/371	10/30/2023	WD	Q	I	01	786,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: ROBERTS SCOTT A & T						
2527/1068	1/06/2022	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,3] W12 S11 W22 N11 W2 N3 W12 S3 W2 S56
E30 S3 E7 S11 E11 E2 N70 $
FGR=[YR=2024;ORIG=10,59] E30 S3 S17 W11 S2 W19 N22 $
FOP=[YR=2024;ORIG=40,62] E7 S11 E11 S6 W18 N17 $
FOP=[YR=2024;ORIG=26,3] E22 S11 W22 N11 $
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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	1	100	0	0	968.00	SF	10.00	10.00	100	2024	2023		100	9,680	

LAND DESCRIPTION

TOTAL OB/XF 9,680

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 11/07/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS