LOT 125
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BIGMAN ELLIOT S & MARY J
336 SAWGRASS DRIVE
YULEE, FL 32097

2025

44-2N-27-1003-0125-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

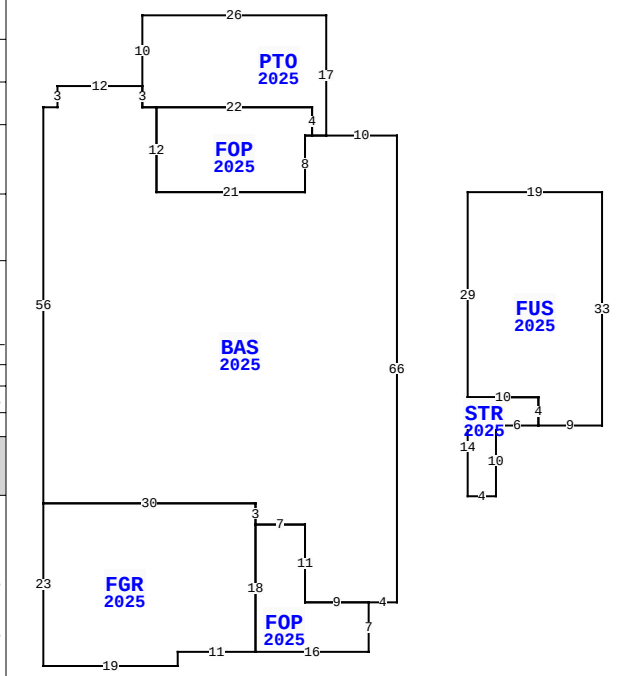
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,735	100	2025	2,735	412,520
FGR	668	55	2025	367	55,355
FOP	189	30	2025	57	8,597
FOP	256	30	2025	77	11,614
FUS	587	100	2025	587	88,537
PTO	346	5	2025	17	2,564
STR	80	10	2025	8	1,207
TOTALS	4,861			3,848	580,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,848	114.2640	150.83	580,394	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 3322 HX Base Yr 2025



336 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		580,394
TOTAL MARKET OB/XF VALUE		5,800
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		661,194
SOH/AGL Deduction		0
ASSESSED VALUE		661,194
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		610,472
TOTAL JUST VALUE		661,194
NCON VALUE		586,194
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013610	NEW SCREEN ENCLOS	4,500	12/09/2024
CO240011828	NSFR (T)4449 (H)3	609,496	10/22/2024
B240005477	NSFR (T)4449 (H)3	609,496	05/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/1840	10/30/2024	WD	Q	I	01	887,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BIGMAN ELLIOT S & M						
2527/1068	1/06/2022	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,-10] E2 N3 E12 S3 E2 S12 E21 N8 E1 E2 E10 S66 W4 W9 N11 W7 N3 W30 N56 $
FGR=[YR=2025;ORIG=10,46] E30 S3 S18 W11 S2 W19 N23 $
FUS=[YR=2025;ORIG=70,2] E19 S33 W9 N4 W10 N29 $
PTO=[YR=2025;ORIG=24,-10] E2 E22 S4 E2 N17 W26 S10 S3 $
FOP=[YR=2025;ORIG=26,-10] S12 E21 N8 E1 N4 W22 $
FOP=[YR=2025;ORIG=40,49] E7 S11 E9 S7 W16 N18 $
STR=[YR=2025;ORIG=70,31] E10 S4 W6 S10 W4 N14 $
.

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	580.00	SF	10.00	10.00	100	2025	2024		100	5,800	

LAND DESCRIPTION

TOTAL OB/XF 5,800

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 11/26/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS