LOT 127
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

DAVIS DAVID & JAMZEE
324 SAWGRASS DR
YULEE, FL 32097

2025

44-2N-27-1003-0127-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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

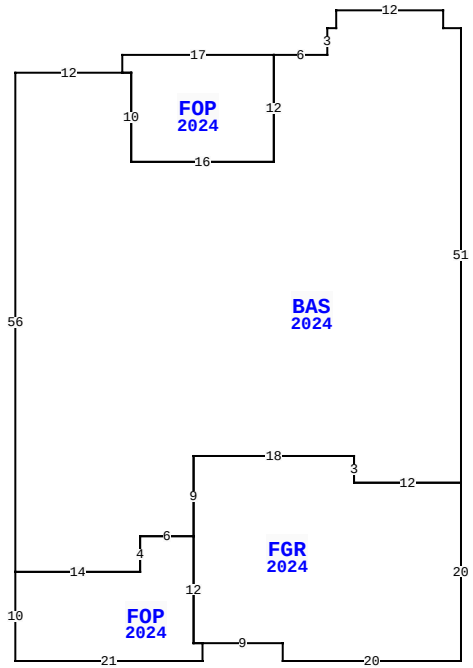
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,373	100	2024	2,373	432,266
FGR	634	55	2024	349	63,574
FOP	194	30	2024	58	10,565
FOP	226	30	2024	68	12,387
TOTALS	3,427			2,848	518,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,848	138.0000	182.16	518,792	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2373 HX Base Yr



324 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		518,792
TOTAL MARKET OB/XF VALUE		9,220
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		603,012
SOH/AGL Deduction		0
ASSESSED VALUE		603,012
TOTAL EXEMPTION VALUE	13	603,012
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		603,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012204	CO ISSUED		09/22/2023
230004015	HTD2410 GAR634 P4	459,270	03/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2675/666	10/03/2023	WD	Q	I	01	704,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DAVIS DAVID & JAMZE						
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=136,6] W2 N2 W12 S2 W1 S3 W6 S12 W16 N10 W1 W12 S56 E14 N4 E6 N9 E18 S3 E12 N51 $
FOP=[YR=2024;ORIG=86,67] S10 E21 N2 W1 N12 W6 S4 W14 $
FOP=[YR=2024;ORIG=115,9] W17 S2 E1 S10 E16 N12 $
FGR=[YR=2024;ORIG=136,57] W12 N3 W18 S9 S12 E1 E9 S2 E20 N20 $
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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	0	100	0	0	922.00	SF	10.00	10.00	100	2024	2023		100	9,220	

LAND DESCRIPTION

TOTAL OB/XF 9,220

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 10/05/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS