

LOT 129
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

HALBER MACIEJ STANISLAW/WILLETT NORA SCHERTZ
312 SAWGRASS DR
YULEE, FL 32097

2025

44-2N-27-1003-0129-0000



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		3 100
Bathrooms		2 100
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	2,537	100	2024	2,537	390,977
FGR	494	55	2024	272	41,918
FOP	84	30	2024	25	3,853
FOP	240	30	2024	72	11,096
TOTALS	3,355			2,906	447,844

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	618.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PD - E	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,906	116.7480	154.11	447,844	2023	2023	0	0
1 SNGL FAM - 100% - 2025 Heated Area: 2537 HX Base Yr 2025									
312 SAWGRASS DR, YULEE									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	618.00	SF	10.00	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	618.00	SF	10.00	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					447,844				
TOTAL MARKET OB/XF VALUE					6,180				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					529,024				
SOH/AGL Deduction					0				
ASSESSED VALUE					529,024				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					478,302				
TOTAL JUST VALUE					529,024				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					505,282				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013576	CO ISSUED		10/24/2023
230004887	NEW SFR	464,437	04/14/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2681/320	11/16/2023	WD	Q	I	02	697,800	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: HALBER MACIEJ STANI							
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=71,10] E24 N10 E25 S50 W22 S6 W6 S5 W6 S4 W2 W13 N55 \$									
FGR=[YR=2024;ORIG=120,50] W22 S6 W6 S5 S4 E2 E4 S5 E22 N20 \$									
FOP=[YR=2024;ORIG=92,61] W6 S4 W2 S6 E10 N6 W2 N4 \$									
FOP=[YR=2024;ORIG=95,0] W24 S10 E24 N10 \$									