LOT 132
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

VACCARO DANIEL L & MELANIE
294 SAWGRASS DRIVE
YULEE, FL 32097

2025

44-2N-27-1003-0132-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

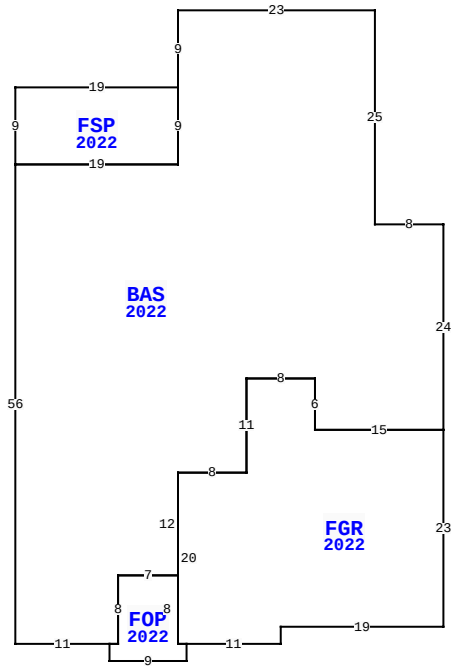
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,319	100	2022	2,319	360,463
FGR	745	55	2022	410	63,730
FOP	74	30	2022	22	3,420
FSP	171	40	2022	68	10,570
TOTALS	3,309			2,819	438,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,819	118.3488	156.22	440,384	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2319 HX Base Yr



294 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		438,182
TOTAL MARKET OB/XF VALUE		49,039
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		562,221
SOH/AGL Deduction		86,303
ASSESSED VALUE		475,918
TOTAL EXEMPTION VALUE	13	475,918
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		562,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012306	POOL	70,410	09/25/2023
22017028	CO ISSUED	0	11/16/2022
22003416	NEW CONSTR	393,394	03/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2604/0809	11/16/2022	WD	Q	I	01	585,500
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: VACCARO DANIEL L &						
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] W8 N25 W23 S9 FSP=[YR=2022] W19 S9 E19 N9$ S9 W19 S56 E11 FOP=[YR=2022] S2 E9 N2 FGR=[YR=2022] E11 N2 E19 N23 W15 N6 W8 S11 W8 S20 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N12 E8 N11 E8 S6 E15 N24$.

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	0812	CONCRETE C	0	100	0	0	1,035.00	SF	4.00	4.00	100	2022	2022	3	99	4,099	
2	0476	VF 6 SBPL	0	100	0	0	300.00	LF	32.00	32.00	100	2022	2022	3	98	9,408	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	
4	0861	POOL GUNIT	0	100	0	0	348.00	SF	85.00	85.00	100	2024	2023		98	28,988	
5	0855	CONC PAVER	0	100	0	0	625.00	SF	10.00	10.00	100	2024	2023		100	6,250	

LAND DESCRIPTION

TOTAL OB/XF 49,039

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 01/30/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS