LOT 133
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BISHOP STEVEN/ZENG QING
288 SAWGRASS DR
YULEE, FL 32097

2025

44-2N-27-1003-0133-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

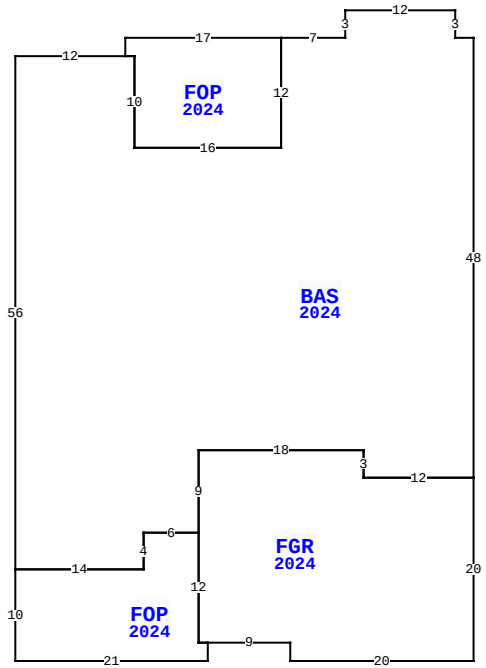
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,340	100	2024	2,340	379,876
FGR	634	55	2024	349	56,657
FOP	194	30	2024	58	9,416
FOP	226	30	2024	68	11,039
TOTALS	3,394			2,815	456,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,815	122.9856	162.34	456,987	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2340 HX Base Yr



288 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	456,987
TOTAL MARKET OB/XF VALUE	3,604
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	535,591
SOH/AGL Deduction	0
ASSESSED VALUE	535,591
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	535,591
TOTAL JUST VALUE	535,591
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	511,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003416	CO ISSUED	0	03/15/2023
22007690	NEW CONSTR	401,158	05/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/0601	3/15/2023	WD	Q	I	01	584,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BISHOP STEVEN & QIN						
2497/0601	9/15/2021	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,-4] W2 N3 W12 S3 W7 S12 W16 N10 W1 W12 S56 E14 N4 E6 N9 E18 S3 E12 N48 $
FOP=[YR=2024;ORIG=90,54] S10 E21 N2 W1 N12 W6 S4 W14 $
FOP=[YR=2024;ORIG=103,-2] S10 E16 N12 W17 S2 E1 $
FGR=[YR=2024;ORIG=140,44] W12 N3 W18 S9 S12 E1 E9 S2 E20 N20 $
.

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	0811	CONCRETE B	0	0	0	0	693.00	SF	5.20	5.20	100	2024	2023		100	3,604	

LAND DESCRIPTION

TOTAL OB/XF 3,604

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	0		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 04/14/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS