LOT 137
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BEAN SIKETHA RENEE
411 SLASH PINE PL
YULEE, FL 32097

2025

44-2N-27-1003-0137-0000

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

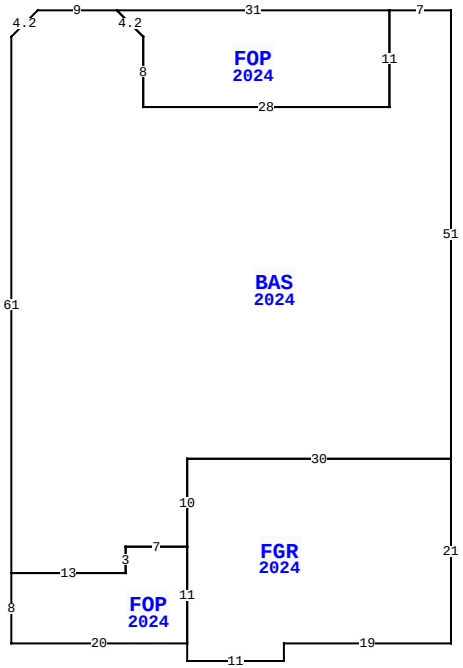
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,472	100	2024	2,472	389,414
FGR	652	55	2024	359	56,553
FOP	181	30	2024	54	8,507
FOP	313	30	2024	94	14,808
TOTALS	3,618			2,979	469,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,979	119.3424	157.53	469,282	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2472 HX Base Yr 2025



411 SLASH PINE PL, 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		469,282
TOTAL MARKET OB/XF VALUE		41,328
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		585,610
SOH/AGL Deduction		0
ASSESSED VALUE		585,610
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		534,888
TOTAL JUST VALUE		585,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010574	INGROUND FIBERGLA	62,000	08/17/2023
230007548	CO ISSUED		06/13/2023
22009808	NEW CONSTR	408,637	06/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/620	6/13/2023	WD	Q	I	01	695,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BEAN SIKETHA RENEE						
2470/1290	6/15/2021	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,3] U3R3 E9 D3R3 S8 E28 N11 E7 S51 W30 S10 W7 S3 W13 N61 $
FGR=[YR=2024;ORIG=100,51] W30 S10 S11 S2 E11 N2 E19 N21 $
FOP=[YR=2024;ORIG=93,0] S11 W28 N8 U3L3 E31 $
FOP=[YR=2024;ORIG=70,61] W7 S3 W13 S8 E20 N11 $
.

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	639.00	SF	10.00	10.00	100	2024	2023		100	6,390	
2	0866	POOL FIBER	0	100	0	0	390.00	SF	72.00	72.00	100	2024	2023		97	27,238	
3	0855	CONC PAVER	0	100	0	0	770.00	SF	10.00	10.00	100	2024	2023		100	7,700	

LAND DESCRIPTION

TOTAL OB/XF 41,328

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	000100	C	RES	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