LOT 139
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

LIBY LIVING TRUST/LIBY JONATHAN TRUSTEE
425 SLASH PINE PLACE
YULEE, FL 32097

2025

44-2N-27-1003-0139-0000

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

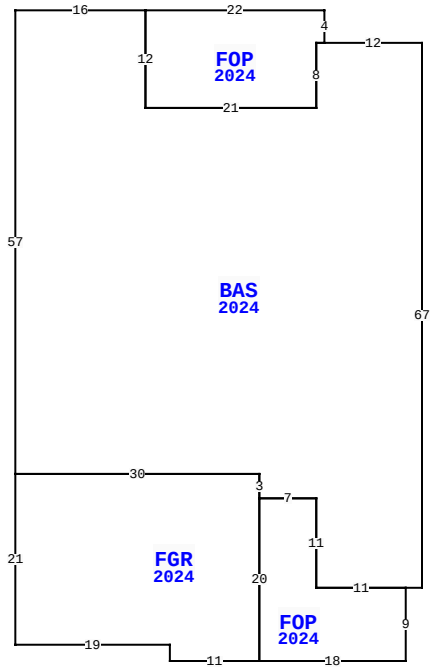
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,749	100	2024	2,749	419,992
FGR	652	55	2024	359	54,848
FOP	239	30	2024	72	11,000
FOP	256	30	2024	77	11,764
TOTALS	3,896			3,257	497,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,257	115.7452	152.78	497,604	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2749 HX Base Yr 2024



425 SLASH PINE PL, 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		497,604
TOTAL MARKET OB/XF VALUE		7,210
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		579,814
SOH/AGL Deduction		144,072
ASSESSED VALUE		435,742
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		385,020
TOTAL JUST VALUE		579,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004809			04/13/2023
22007691	NEW CONSTR	453,843	05/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1886	4/12/2023	WD	Q	I	01	689,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: LIBY LIVING TRUST						
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=140,0] W12 W1 S8 W21 N12 W16 S57 E30 S3 E7 S11 E11 E2 N67 $
FGR=[YR=2024;ORIG=90,53] E30 S3 S20 W11 N2 W19 N21 $
FOP=[YR=2024;ORIG=120,56] E7 S11 E11 S9 W18 N20 $
FOP=[YR=2024;ORIG=106,-4] E22 S4 W1 S8 W21 N12 $
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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	721.00	SF	10.00	10.00	100	2024	2023		100	7,210	

LAND DESCRIPTION

TOTAL OB/XF 7,210

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 06/22/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS