

BAZILL MARK & AMY
445 SLASH PINE PLACE
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor13LVT/LAMNT 70
Interior Floor11CLAY TILE 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
BathroomsFrame4 100
 4 100
02WOOD FRAME 100

StoriesUnits1. 1. 100
 0 100

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4086.0100
AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREASUBAREAMARKET VALUE
BAS2,65310020252,653430,900
FGR63055202534656,197
FOP181302025548,771
FOP3083020259214,943

TOTALES3,7723,145510,811

MARKET ADJUSTMENTS

TYPETYPE MDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,145123.0454162.42510,81120242024000.00100.00

1 SNGL FAM - 100% - 2025Heated Area: 2653HX Base Yr 2025

FOP2025

BAS2025

FGR2025

FOP2025

NASSAU COUNTY PROPERTY VALUATION SUMMARY

PAGE 1 of 1

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE510,811
TOTAL MARKET OB/XF VALUE8,190
TOTAL LAND VALUE - MARKET75,000
TOTAL MARKET VALUE594,001
SOH/AGL Deduction0
ASSESSED VALUE594,001
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE543,279
TOTAL JUST VALUE594,001
NCON VALUE519,001
INCOME VALUE
PREVIOUS YEAR MKT VALUE75,000

SAMPLE DATA

PERMIT NUMDESCRIPTIONAMTISSUED

C0240005047NEW SFR T-3757 H-493,62204/29/2024

230013021NEW SFR493,62210/10/2023

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE

2710/3235/03/2024WDQI01713,300

GRANTOR: RIVERSIDE HOMES OF NO

GRANTEE: BRAZILL MARK & AMY

2547/05463/14/2022SWQV05702,000

GRANTOR: WILDLIGHT LLC

GRANTEE: RIVERSIDE HOMES OF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E6 S11 E28 N11 N4 E2 N3 E12 S3 E2
S69 W13 N3 W7 N8 W11 N2 W19 N52 \$
FOP=[YR=2025;ORIG=16,21] E28 N11 W28 S11 \$
FGR=[YR=2025;ORIG=40,64] W11 N2 W19 S21 E19 S2 E11 N2 N11 N8 \$
FOP=[YR=2025;ORIG=40,72] E7 S3 E13 S8 W20 N11 \$
.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOCCZONEFRONTDEPTHTOT LND UTUNITUTDTDPHTFACT% CONDTOT ADJUUNIT PRICADJ UNIT PRICELAND VAUEOTHER ADJUSTMENT AND NOTESTOTAL ACRES DENSITYDECL FRZYR CONSRV

1000135CRES NATURAL100PD -E 0.000.001.00LT1.001.001.0075,000.0075,000.0075,000PRINTED 07/30/2025 BY SYS

REVIEW DATE05/23/2024BYTWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000