LOT 146
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

NOLAN BRENT PATRICK & LUCIA MARIA
459 SLASH PINE PL
YULEE, FL 32097

2025

44-2N-27-1003-0146-0000

BUILDING CHARACTERISTICS

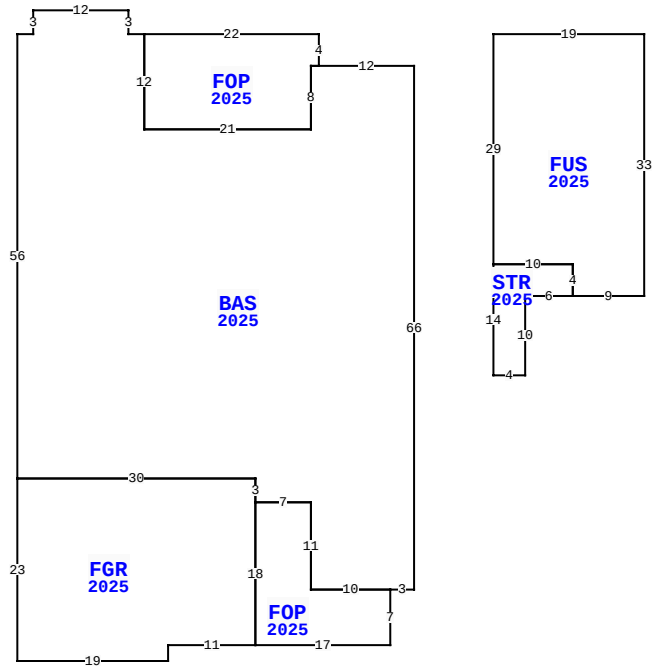
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,735	100	2025	2,735	427,098
FGR	668	55	2025	367	57,311
FOP	196	30	2025	59	9,213
FOP	256	30	2025	77	12,024
FUS	587	100	2025	587	91,666
STR	80	10	2025	8	1,249
TOTALS	4,522			3,833	598,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,833	118.3005	156.16	598,561	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 3322 HX Base Yr 2025



459 SLASH PINE PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		598,561
TOTAL MARKET OB/XF VALUE		6,006
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		679,567
SOH/AGL Deduction		87,597
ASSESSED VALUE		591,970
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		541,248
TOTAL JUST VALUE		679,567
NCON VALUE		604,567
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004975	SFR H-3332 P-433	613,883	04/26/2024
230011671	NEW SFR	613,883	09/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/301	4/29/2024	WD	Q	I	01	842,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: NOLAN BRENT PATRICK						
2547/0546	3/14/2022	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E2 N3 E12 S3 E2 S12 E21 N8 E1 E12 S66 W3 W10 N11 W7 N3 W30 N56 $
FOP=[YR=2025;ORIG=26,22] E21 N8 E1 N4 W22 S12 $
FGR=[YR=2025;ORIG=40,66] W30 S23 E19 N2 E11 N18 N3 $
FOP=[YR=2025;ORIG=40,69] E7 S11 E10 S7 W17 N18 $
FUS=[YR=2025;ORIG=70,10] E19 S33 W9 N4 W10 N29 $
STR=[YR=2025;ORIG=80,39] W10 S14 E4 N10 E6 N4 $
.

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	0810	CONCRETE A	0	100	0	0	924.00	SF	6.50	6.50	100	2025	2024		100	6,006	

LAND DESCRIPTION

TOTAL OB/XF 6,006

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 05/23/2024 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS