LOT 148
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

GRIMES JOHN ALLEN & DENISE ANN
467 SLASH PINE PLACE
YULEE, FL 32097

2025

44-2N-27-1003-0148-0000

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 100
Interior Floo	01	NONE 0
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

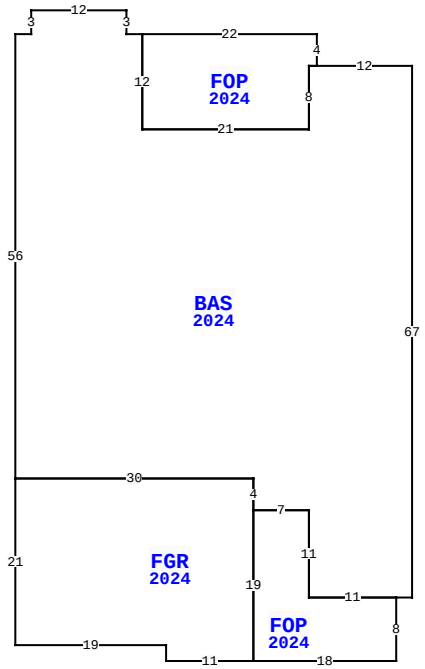
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,755	100	2024	2,755	423,223
FGR	652	55	2024	359	55,150
FOP	221	30	2024	66	10,139
FOP	256	30	2024	77	11,829
TOTALS	3,884			3,257	500,340

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	116.3800	153.62	500,340	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2755 HX Base Yr 2024



467 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		500,340
TOTAL MARKET OB/XF VALUE		58,115
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		633,455
SOH/AGL Deduction		108,078
ASSESSED VALUE		525,377
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		469,655
TOTAL JUST VALUE		633,455
NCON VALUE		51,765
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009842	NEW POOL	79,270	08/01/2023
230005314	CO ISSUED		04/25/2023
22007381	NEW CONSTR	459,182	05/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/611	4/25/2023	WD	Q	I	01	724,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: GRIMES JOHN ALLEN &						
2547/0546	3/14/2022	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=143,-34] W12 W1 S8 W21 N12 W2 N3 W12 S3 W2 S56 E30 S4 E7 S11 E11 E2 N67 $
FGR=[YR=2024;ORIG=93,18] E30 S4 S19 W11 N2 W19 N21 $
FOP=[YR=2024;ORIG=109,-26] E21 N8 E1 N4 W22 S12 $
FOP=[YR=2024;ORIG=123,22] E7 S11 E11 S8 W18 N19 $
.

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	635.00	SF	10.00	10.00	100	2024	2023		100	6,350	
2	0861	POOL GUNIT	0	100	0	0	383.00	SF	85.00	85.00	100	2025	2024		100	32,555	
3	0855	CONC PAVER	0	100	0	0	1,231.00	SF	10.00	10.00	100	2025	2024		100	12,310	
4	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2025	2024		100	3,840	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	
6	0462	ST/AL FNC	0	100	0	0	216.00	SF	10.00	10.00	100	2025	2024		100	2,160	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION

TOTAL OB/XF 58,115

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 07/19/2024 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS