LOT 149
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

SMITH SHIRLEY A
471 SLASH PINE PLACE
YULEE, FL 32097

2025

44-2N-27-1003-0149-0000

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
Quality	06	Quality Level 06

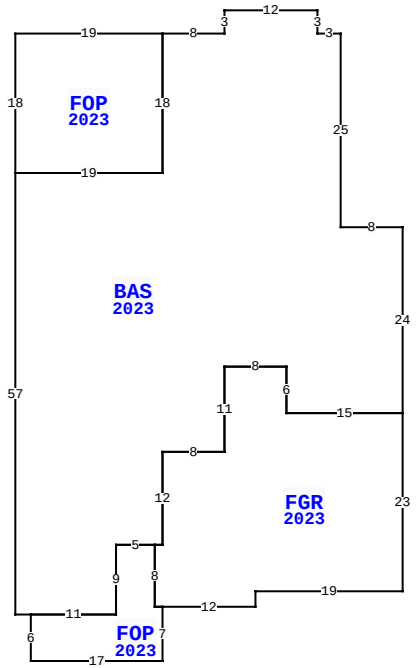
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,376	100	2023	2,376	377,689
FGR	753	55	2023	414	65,809
FOP	148	30	2023	44	6,994
FOP	342	30	2023	103	16,373
TOTALS	3,619			2,937	466,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,937	120.4234	158.96	466,866	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2376 HX Base Yr 2024



471 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		466,866
TOTAL MARKET OB/XF VALUE		7,888
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		549,754
SOH/AGL Deduction		9,534
ASSESSED VALUE		540,220
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		489,498
TOTAL JUST VALUE		549,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001565	CO ISSUED	0	02/03/2023
22005594	NEW CONSTR	409,254	04/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/1169	2/03/2023	WD	Q	I	01	613,200

GRANTOR: RIVERSIDE HOMES OF NO
GRANTEE: SMITH SHIRLEY A

2497/0601	9/15/2021	SW	Q	V	05	702,000

GRANTOR: WILDLIGHT LLC
GRANTEE: RIVERSIDE HOMES OF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W3 N3 W12 S3 W8 S18 W19 S57 E2 E11 N9 E5 E1 N12 E8 N11 E8 S6 E15 N24 W8 N25 $
FOP=[YR=2023;ORIG=38,0] E19 S18 W19 N18 $
FGR=[YR=2023;ORIG=65,43] E8 S6 E15 S23 W19 S2 W12 W1 N8 E1 N12 E8 N11 $
FOP=[YR=2023;ORIG=51,66] E5 S8 E1 S7 W17 N6 E11 N9 $
.

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	0812	CONCRETE C	0	100	0	0	1,097.00	SF	4.00	4.00	100	2023	2023		100	4,388	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 7,888

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 04/19/2021 BY HG Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS