LOT 150
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

PALLADINO KEVIN
475 SLASH PINE PLACE
YULEE, FL 32097

2025

44-2N-27-1003-0150-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

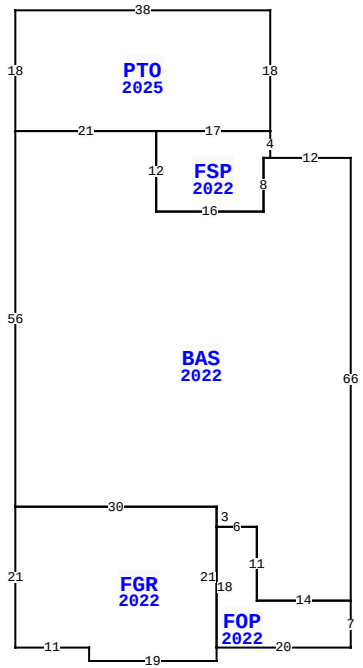
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,770	100	2022	2,770	468,435
FGR	668	55	2022	367	62,063
FOP	206	30	2022	62	10,485
FSP	196	40	2022	78	13,191
PTO	684	5	2025	34	5,750
TOTALS	4,524			3,311	559,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,311	128.7586	169.96	562,738	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2770 HX Base Yr 2023



475 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		559,924
TOTAL MARKET OB/XF VALUE		18,061
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		652,985
SOH/AGL Deduction		64,082
ASSESSED VALUE		588,903
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		538,181
TOTAL JUST VALUE		652,985
NCON VALUE		22,642
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005910	ADD NEW SCREEN EN	12,500	05/15/2024
22018706	CO ISSUED	0	12/21/2022
22003415	NEW CONSTR	460,913	03/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1309	12/21/2022	WD	Q	I	01	700,100
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: PALLADINO KEVIN						
2497/0601	9/15/2021	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W12 W1 S8 W16 N12 W21 S56 E30 S3 E6 S11 E14 N66 $
FGR=[YR=2022;ORIG=-50,52] S21 E11 S2 E19 N2 N21 W30 $
FOP=[YR=2022;ORIG=-20,73] E20 N7 W14 N11 W6 S18 $
FSP=[YR=2022;ORIG=-12,0] N4 W17 S12 E16 N8 E1 $
PTO=[YR=2025;ORIG=-50,-4] E21 E17 N18 W38 S18 $
.

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	0811	CONCRETE B	0	100	0	0	851.00	SF	5.20	5.20	100	2022	2022	3	99	4,381	
2	0912	SCRN RM G	0	100	38	18	684.00	SF	20.00	20.00	100	2025	2024		100	13,680	

LAND DESCRIPTION

TOTAL OB/XF 18,061

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 12/19/2024 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS