LOT 152
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

SHEPARD ANGELA & JOSHUA
454 SLASH PINE PL
YULEE, FL 32097

2025

44-2N-27-1003-0152-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

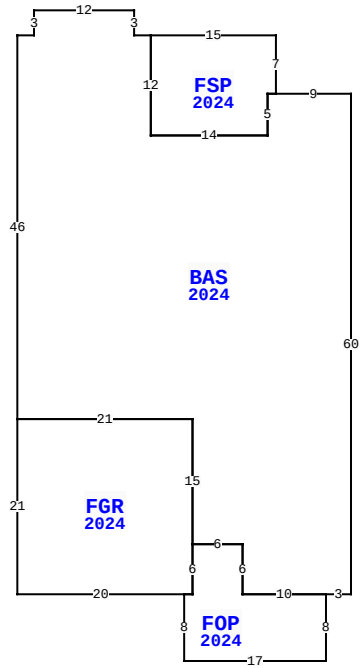
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,001	100	2024	2,001	328,644
FGR	441	55	2024	243	39,910
FOP	172	30	2024	52	8,540
FSP	175	40	2024	70	11,497
TOTALS	2,789			2,366	388,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,366	124.4208	164.24	388,592	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2001 HX Base Yr 2024



454 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		388,592
TOTAL MARKET OB/XF VALUE		3,650
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		467,242
SOH/AGL Deduction		38,807
ASSESSED VALUE		428,435
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		377,713
TOTAL JUST VALUE		467,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012206	CO ISSUED		09/22/2023
23002644	NEW CONSTR	372,313	02/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/1412	12/13/2023	WD	Q	I	01	519,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SHEPARD ANGELA & JO						
2497/0601	9/15/2021	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,0] W9 W1 S5 W14 N12 W2 N3 W12 S3 W2 S46 E21 S15 E6 S6 E10 E3 N60 $
FGR=[YR=2024;ORIG=80,60] E20 E1 N6 N15 W21 S21 $
FSP=[YR=2024;ORIG=96,-7] E15 S7 W1 S5 W14 N12 $
FOP=[YR=2024;ORIG=101,54] E6 S6 E10 S8 W17 N8 E1 N6 $
.

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	702.00	SF	5.20	5.20	100	2024	2023		100	3,650	

LAND DESCRIPTION

TOTAL OB/XF 3,650

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	000100	C	RES	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 09/28/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS