LOT 156
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

FIELDS MATTHEW & MARGARET
420 SLASH PINE PL
YULEE, FL 32097

2025

44-2N-27-1003-0156-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

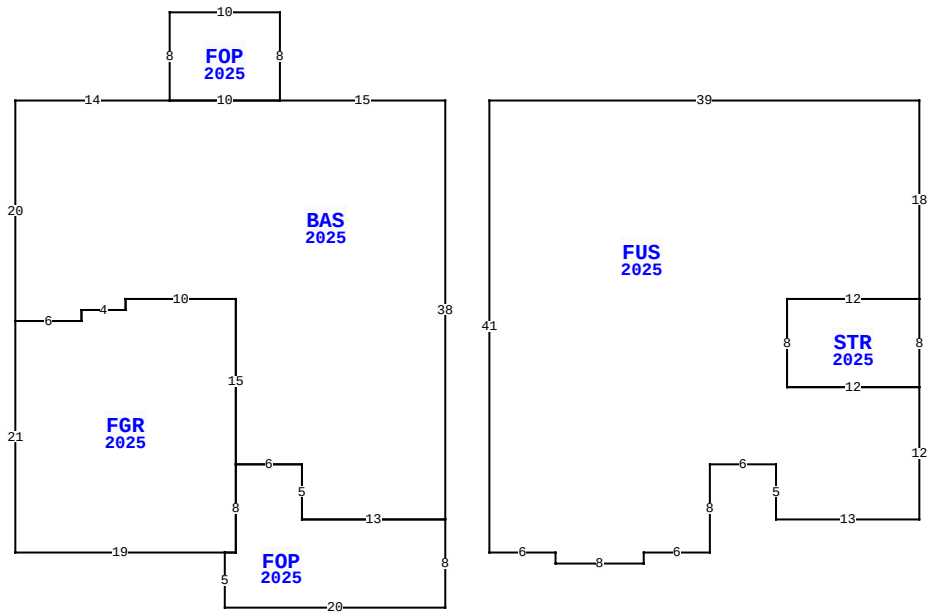
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,068	100	2025	1,068	173,379
FGR	444	55	2025	244	39,611
FOP	80	30	2025	24	3,896
FOP	187	30	2025	56	9,091
FUS	1,424	100	2025	1,424	231,172
STR	96	10	2025	10	1,623
TOTALS	3,299			2,826	458,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,826	122.9856	162.34	458,773	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2492 HX Base Yr 2025



420 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		458,773
TOTAL MARKET OB/XF VALUE		4,420
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		538,193
SOH/AGL Deduction		0
ASSESSED VALUE		538,193
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		487,471
TOTAL JUST VALUE		538,193
NCON VALUE		463,193
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO 24001285	CO ISSUED		11/15/2024
B240006476	NSFR (T) 3205 (H)	450,282	05/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2755/601	12/05/2024	WD	Q	I	01	579,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: FIELDS MATTHEW & MA						
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=30,0] E14 E10 E15 S38 W13 N5 W6 N15 W10 S1 W4 S1 W6 N20 $
FGR=[YR=2025;ORIG=30,20] E6 N1 E4 N1 E10 S15 S8 W1 W19 N21 $
FOP=[YR=2025;ORIG=50,33] E6 S5 E13 S8 W20 N5 E1 N8 $
FUS=[YR=2025;ORIG=73,0] E39 S18 W12 S8 E12 S12 W13 N5 W6 S8 W6 S1 W8 N1 W6 N41 $
FOP=[YR=2025;ORIG=44,-8] E10 S8 W10 N8 $
STR=[YR=2025;ORIG=100,18] E12 S8 W12 N8 $
.

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	680.00	SF	6.50	6.50	100	2025	2024		100	4,420	

LAND DESCRIPTION

TOTAL OB/XF 4,420

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 11/26/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS