LOT 159
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

LENTZ JAIME
315 SAWGRASS DRIVE
YULEE, FL 32097

2025

44-2N-27-1003-0159-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

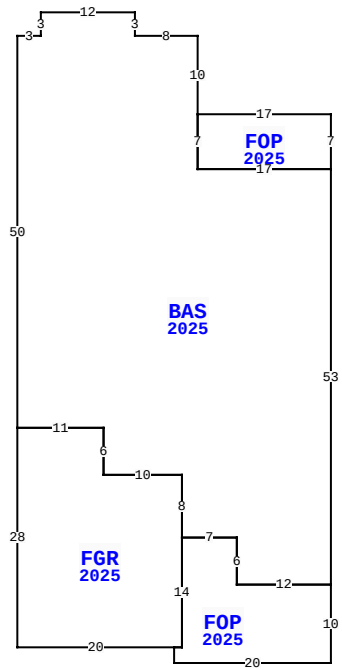
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,145	100	2025	2,145	338,846
FGR	528	55	2025	290	45,811
FOP	119	30	2025	36	5,687
FOP	234	30	2025	70	11,058
TOTALS	3,026			2,541	401,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,541	119.6736	157.97	401,402	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2145 HX Base Yr 2025



315 SAWGRASS DR, 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		401,402
TOTAL MARKET OB/XF VALUE		4,063
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		480,465
SOH/AGL Deduction		0
ASSESSED VALUE		480,465
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		424,743
TOTAL JUST VALUE		480,465
NCON VALUE		405,465
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008351	NEW SFR T-3008 H-	399,536	07/17/2024
B230016533	NEW SFR T-3008 H-	399,536	12/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/1360	9/19/2024	WD	Q	I	01	544,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: LENTZ JAIME						
2570/1044	6/13/2022	SW	Q	V	05	546,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=45,-20] S3 E8 S10 S7 E17 S53 W12 N6 W7 N8 W10 N6 W11 N50 E3 N3 E12 $
FOP=[YR=2025;ORIG=53,-7] E17 S7 W17 N7 $
FOP=[YR=2025;ORIG=51,47] E7 S6 E12 S10 W20 N2 E1 N14 $
FGR=[YR=2025;ORIG=30,33] E11 S6 E10 S8 S14 W1 W20 N28 $
.

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	625.00	SF	6.50	6.50	100	2025	2024		100	4,063	

LAND DESCRIPTION

TOTAL OB/XF 4,063

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 07/25/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS