LOT 161
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

ROSADO DAVID & DENISE
329 SAWGRASS DR
YULEE, FL 32097

2025

44-2N-27-1003-0161-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

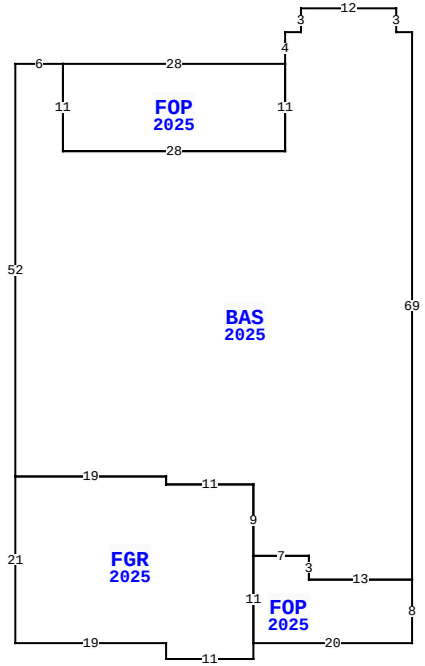
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,642	100	2025	2,642	414,715
FGR	641	55	2025	353	55,410
FOP	181	30	2025	54	8,476
FOP	308	30	2025	92	14,441
TOTALS	3,772			3,141	493,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,141	118.9192	156.97	493,043	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2642 HX Base Yr 2025



329 SAWGRASS DR, 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		493,043
TOTAL MARKET OB/XF VALUE		5,980
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		574,023
SOH/AGL Deduction		0
ASSESSED VALUE		574,023
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		523,301
TOTAL JUST VALUE		574,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013400	NEW SFR	493,622	12/04/2024
B240007913		493,622	07/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2756/1473	12/11/2024	WD	Q	I	01	679,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: ROSADO DAVID & DENI						
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=40,10] E6 S11 E28 N11 N4 E2 N3 E12 S3 E2 S69 W13 N3 W7 N9 W11 N1 W19 N52 $
FGR=[YR=2025;ORIG=40,62] E19 S1 E11 S9 S11 S2 W11 N2 W19 N21 $
FOP=[YR=2025;ORIG=46,10] E28 S11 W28 N11 $
FOP=[YR=2025;ORIG=70,72] E7 S3 E13 S8 W20 N11 $
.

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	920.00	SF	6.50	6.50	100	2025	2024		100	5,980	

LAND DESCRIPTION

TOTAL OB/XF 5,980

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