LOT 162
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BAKER ELAINE
335 SAWGRASS DR
YULEE, FL 32097

2025

44-2N-27-1003-0162-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

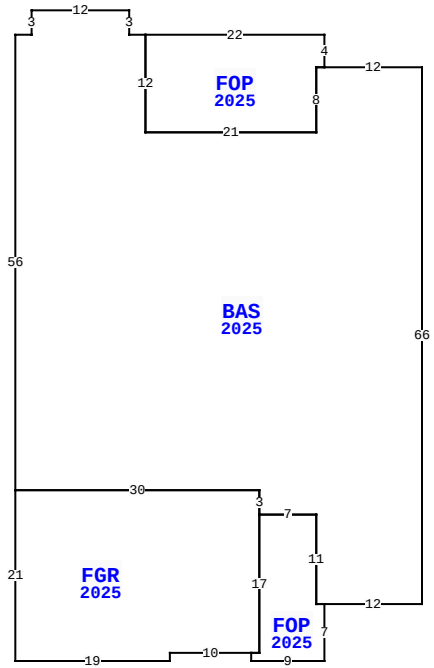
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,735	100	2025	2,735	417,853
FGR	619	55	2025	340	51,945
FOP	134	30	2025	40	6,111
FOP	256	30	2025	77	11,764
TOTALS	3,744			3,192	487,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,192	115.7452	152.78	487,674	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2735 HX Base Yr 2025



335 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		487,674
TOTAL MARKET OB/XF VALUE		6,950
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		569,624
SOH/AGL Deduction		0
ASSESSED VALUE		569,624
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		518,902
TOTAL JUST VALUE		569,624
NCON VALUE		494,624
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008491	NSFR (T)3745 (H)2	505,648	07/22/2024
B230016560	NSFR (T)3745 (H)2	505,648	12/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2731/1744	8/09/2024	WD	Q	I	01	690,800
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BAKER ELAINE						
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=140,10] W12 W1 S8 W21 N12 W2 N3 W12 S3 W2 S56 E30 S3 E7 S11 E1 E12 N66 $
FOP=[YR=2025;ORIG=106,6] E22 S4 W1 S8 W21 N12 $
FGR=[YR=2025;ORIG=90,62] E30 S3 S17 W1 W10 S1 W19 N21 $
FOP=[YR=2025;ORIG=120,65] E7 S11 E1 S7 W9 N1 E1 N17 $
.

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	0855	CONC PAVER	0	100	0	0	695.00	SF	10.00	10.00	100	2025	2024		100	6,950	

LAND DESCRIPTION

TOTAL OB/XF 6,950

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