

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		7	100
Bathrooms		6	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
BAS	2,283	100	2025
FGR	667	55	2025
FOP	161	30	2025
FOP	180	30	2025
FUS	1,954	100	2025
STR	88	10	2025
TOTALS	5,333		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,715	115.2185	152.09	717,104	2024	2024	0	0	0.00	100.00

1 SNGL FAM - 100% - 2025 Heated Area: 4237 HX Base Yr 2025

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		717,104	
TOTAL MARKET OB/XF VALUE		4,193	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		796,297	
SOH/AGL Deduction		58,077	
ASSESSED VALUE		738,220	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		687,498	
TOTAL JUST VALUE		796,297	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013457	NSFR (T)5259 (H)4	757,927	12/05/2024
B240007458	NSFR (T)5259 (H)4	757,927	06/24/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/1522	12/12/2024	WD	Q	I	01	895,000

GRANTOR: RIVERSIDE HOMES OF NO  
GRANTEE: HERNANDEZ CHRISTOPH  
2570/1044 6/13/2022 SW Q V 05 546,000  
GRANTOR: WILDLIGHT LLC  
GRANTEE: RIVERSIDE HOMES OF

EXTRA FEATURES															
L N	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		645.00	SF	6.50			100	4,193	

BLD DATE			LGL DATE		
XF DATE	INC DATE	AG DATE	LAND DATE	AG DATE	AG DATE

339 SAWGRASS DR, YULEE

BUILDING NOTES									
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=2025;ORIG=10,-3] E2 N3 E12 S3 E2 S9 E20 N9 N3 E14 S63 W1 W11 N4 W7 N17 W15 S4 W16 N43 \$</p> <p>FOP=[YR=2025;ORIG=26,-3] E20 S9 W20 N9 \$</p> <p>FGR=[YR=2025;ORIG=10,40] E16 N4 E15 S17 S4 W1 W10 S4 W20 N21 \$</p> <p>FOP=[YR=2025;ORIG=41,53] E7 S4 E11 S7 W19 N7 E1 N4 \$</p> <p>FUS=[YR=2025;ORIG=67,49] E5 S1 E11 N1 E4 N9 E10 S2 E7 S7 E13 N22 W11 N8 W2 N22 W21 S9 W16 S43 \$</p> <p>STR=[YR=2025;ORIG=106,19] E11 S8 W11 N8 \$</p>									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							