LOT 164
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

TAVA SIAOSI & LESIELI VEEHALA
345 SAWGRASS DRIVE
YULEE, FL 32097

2025

44-2N-27-1003-0164-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

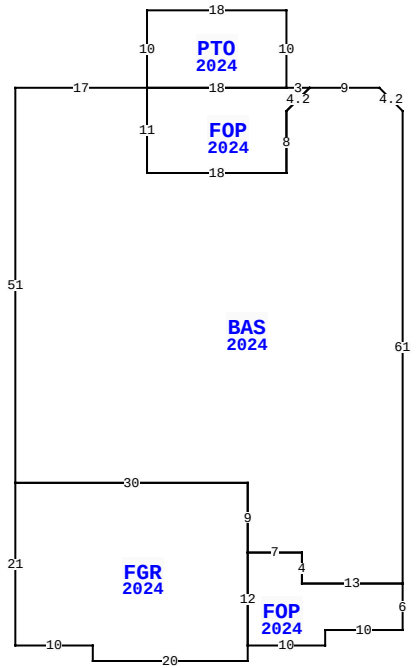
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,575	100	2024	2,575	397,014
FGR	670	55	2024	368	56,738
FOP	168	30	2024	50	7,709
FOP	203	30	2024	61	9,405
PTO	180	5	2024	9	1,388
TOTALS	3,796			3,063	472,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,063	116.8032	154.18	472,253	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2575 HX Base Yr 2024



345 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		472,253
TOTAL MARKET OB/XF VALUE		4,384
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		551,637
SOH/AGL Deduction		9,784
ASSESSED VALUE		541,853
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		491,131
TOTAL JUST VALUE		551,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005725	CO ISSUED		05/03/2023
22009989	NEW CONSTR	422,452	06/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2640/575	5/04/2023	WD	Q	I	01	640,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: TAVA SIAOSI & LESIE						
2547/0546	3/14/2022	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,-3] S51 E30 S9 E7 S4 E13 N61 U3L3 W9 D3L3 S8 W18 N11 W17 $
FGR=[YR=2024;ORIG=70,48] S21 E10 S2 E20 N2 N12 N9 W30 $
PTO=[YR=2024;ORIG=87,-13] E18 S10 W18 N10 $
FOP=[YR=2024;ORIG=100,57] E7 S4 E13 S6 W10 S2 W10 N12 $
FOP=[YR=2024;ORIG=87,-3] S11 E18 N8 U3R3 W3 W18 $
.

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	0811	CONCRETE B	0	100	0	0	843.00	SF	5.20	5.20	100	2024	2023		100	4,384	

LAND DESCRIPTION

TOTAL OB/XF 4,384

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 09/25/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS