LOT 165
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

JOHNSON TORI A & CURTIS MARCELLIOUS
351 SAWGRASS DRIVE
YULEE, FL 32097

2025

44-2N-27-1003-0165-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

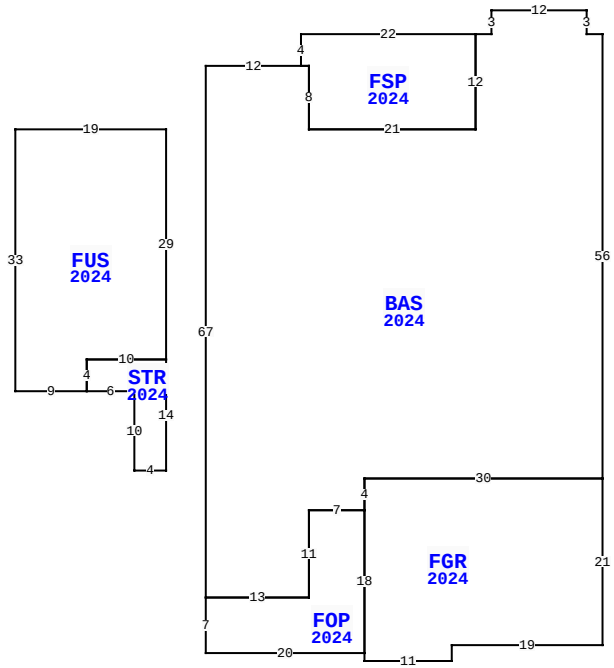
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,755	100	2024	2,755	415,537
FGR	652	55	2024	359	54,148
FOP	217	30	2024	65	9,804
FSP	256	40	2024	102	15,385
FUS	587	100	2024	587	88,537
STR	80	10	2024	8	1,207
TOTALS	4,547			3,876	584,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,876	114.2640	150.83	584,617	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 3342 HX Base Yr



351 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		584,617
TOTAL MARKET OB/XF VALUE		7,950
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		667,567
SOH/AGL Deduction		0
ASSESSED VALUE		667,567
TOTAL EXEMPTION VALUE	13	667,567
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		667,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		632,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004065	CO ISSUED	0	03/28/2023
22006124	NEW CONSTR	547,409	04/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/1521	3/28/2023	WD	Q	I	01	821,500
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: JOHNSON TORI ANTOIN						
2470/1290	6/15/2021	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,0] W2 N3 W12 S3 W2 S12 W21 N8 W1 W12 S67 E13 N11 E7 N4 E30 N56 $
FGR=[YR=2024;ORIG=120,56] E30 S21 W19 S2 W11 N1 N18 N4 $
FUS=[YR=2024;ORIG=95,12] W19 S33 E9 N4 E10 N29 $
FSP=[YR=2024;ORIG=112,0] S4 E1 S8 E21 N12 W22 $
FOP=[YR=2024;ORIG=113,60] E7 S18 W20 N7 E13 N11 $
STR=[YR=2024;ORIG=85,41] S4 E6 S10 E4 N14 W10 $
.

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	795.00	SF	10.00	10.00	100	2024	2023		100	7,950	

LAND DESCRIPTION

TOTAL OB/XF 7,950

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	000134	C	RES POND	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 04/20/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS