LOT 72
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

LOTT DWAYNE LYDELL & RENETTE CUMMINGS
215 SAWGRASS DRIVE
YULEE, FL 32097

2026

44-2N-27-1003-0072-0000

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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

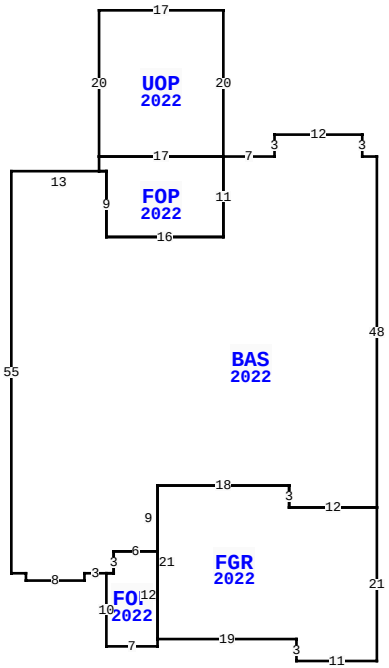
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,350	100	2022	2,350	379,406
FGR	627	55	2022	345	55,700
FOP	88	30	2022	26	4,198
FOP	178	30	2022	53	8,557
UOP	340	20	2022	68	10,978
TOTALS	3,583			2,842	458,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,842	117.3216	163.08	463,473	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2350 HX Base Yr 2023



215 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		458,838
TOTAL MARKET OB/XF VALUE		5,508
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		539,346
SOH/AGL Deduction		90,614
ASSESSED VALUE		448,732
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		392,321
TOTAL JUST VALUE		539,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015230	ADDITION	10,274	10/12/2022
22012262	CO ISSUED	0	08/11/2022
21009289	NEW CONSTR	394,109	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2584/1378	8/15/2022	WD	Q	I	01	576,800
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: LOTT DWAYNE LYDELL						
2497/0559	9/15/2021	SW	Q	V	05	420,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2 N3 W12 S3 W7 UOP=[YR=2022] N20 W17 S20 FOP=[YR=2022] S2 E1 S9 E16 N11 W17$ E17$ S11 W16 N9 W13 S55 E2 S1 E8 N1 E3 FOP=[YR=2022] S10 E7 N1 FGR=[YR=2022] E19 S3 E11 N21 W12 N3 W18 S21$ N12 W6 S3 W1$ E1 N3 E6 N9 E18 S3 E12 N48$.

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
2	0911	SCRN RM A	0	100	17	20	340.00	SF	18.00	18.00	100	2022	2022	3	90	5,508	

LAND DESCRIPTION

TOTAL OB/XF 5,508

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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS