LOT 97
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

FLAHARDY TAMORA G
156 SAWGRASS LN
YULEE, FL 32097

2026

44-2N-27-1003-0097-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

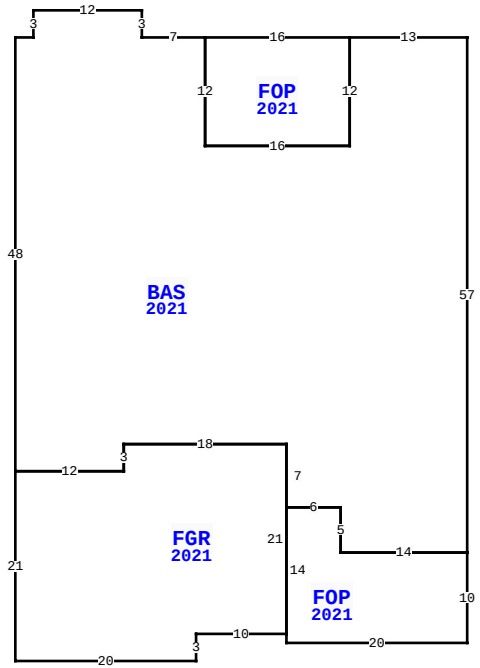
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,340	100	2021	2,340	383,651
FGR	654	55	2021	360	59,023
FOP	192	30	2021	58	9,509
FOP	230	30	2021	69	11,313
TOTALS	3,416			2,827	463,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,827	119.7504	166.45	470,554	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 0% - 2025 Heated Area: 2340 HX Base Yr



156 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	463,496
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	538,496
SOH/AGL Deduction	0
ASSESSED VALUE	538,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	538,496
TOTAL JUST VALUE	538,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	545,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010830	NEW CONSTR	330,237	11/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2748/1344	10/31/2024	QC	U	I	11	100
GRANTOR: FLAHARDY KELLY M & TA						
GRANTEE: FLAHARDY TAMORA G						
2470/0574	5/28/2021	WD	Q	I	01	487,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: FLAHARD KELLY M & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 FOP=[YR=2021] W16 S12 E16 N12$ S12 W16 N12 W7 N3 W12 S3 W2 S48 FGR=[YR=2021] S21 E20 N3 E10 FOP=[YR=2021] S1 E20 N10 W14 N5 W6 S14$ N21 W18 S3 W12$ E12 N3 E18 S7 E6 S5 E14 N57$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		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