LOT 123
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

GRUBE JOSEPH CLIFFORD & LORI JEAN
348 SAWGRASS DRIVE
YULEE, FL 32097

2026

44-2N-27-1003-0123-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

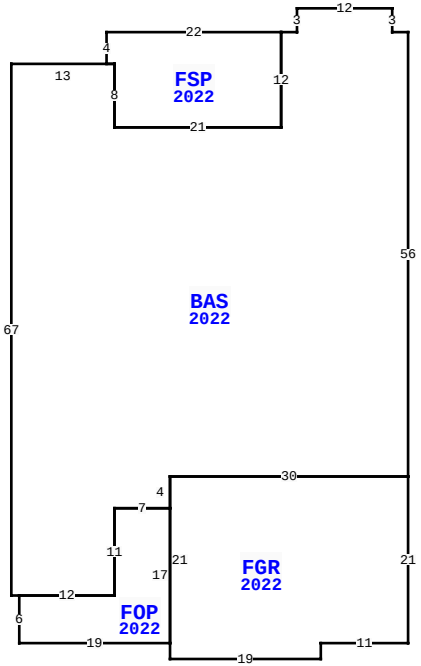
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,755	100	2022	2,755	459,248
FGR	668	55	2022	367	61,177
FOP	191	30	2022	57	9,502
FSP	256	40	2022	102	17,003
TOTALS	3,870			3,281	546,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,281	121.1364	168.38	552,455	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2755 HX Base Yr 2023



348 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		546,930
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		621,930
SOH/AGL Deduction		28,417
ASSESSED VALUE		593,513
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		542,102
TOTAL JUST VALUE		621,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		639,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014860	NEW CONSTR	459,002	10/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/1216	8/31/2022	WD	Q	I	02	733,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: GRUBE JOSEPH CLIFFO						
2497/0601	9/15/2021	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2N3 W12 S3 W2 FSP=[YR=2022] W22 S4 E1 S8 E21 N12$ S12 W21 N8 W13 S67 E1 FOP=[YR=2022] S6E19 FGR=[YR=2022] S2 E19 N2 E11 N21 W30 S21$ N17 W7 S11 W12$ E12 N11 E7 N4 E30 N56$.

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	000135	C	RES NATURAL	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