LOT 128
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

WILDES THOMAS W & CHRISTINA C
318 SAWGRASS DR
YULEE, FL 32097

2026

44-2N-27-1003-0128-0000

BUILDING CHARACTERISTICS

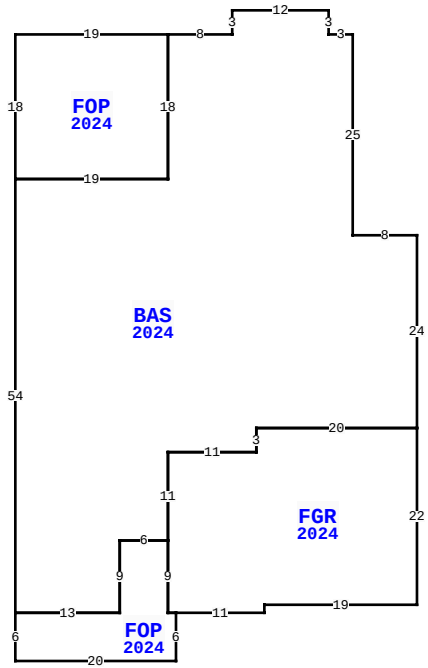
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,360	100	2024	2,360	362,469
FGR	661	55	2024	364	55,906
FOP	174	30	2024	52	7,987
FOP	342	30	2024	103	15,820
TOTALS	3,537			2,879	442,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,879	111.0516	154.36	444,402	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2360 HX Base Yr 2024



318 SAWGRASS DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		442,180
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		517,180
SOH/AGL Deduction		113,354
ASSESSED VALUE		403,826
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		352,415
TOTAL JUST VALUE		517,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001614	CO ISSUED	0	02/06/2023
22006121	NEW CONSTR	409,017	04/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/1198	2/06/2023	WD	Q	I	02	647,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: WILDES THOMAS WAYNE						
2527/1068	1/06/2022	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=152,0] W3 N3 W12 S3 W8 S18 W19 S54 E13 N9 E6 N11 E11 N3 E20 N24 W8 N25 $
FOP=[YR=2024;ORIG=110,0] E19 S18 W19 N18 $
FGR=[YR=2024;ORIG=160,49] W20 S3 W11 S11 S9 E1 E11 N1 E19 N22 $
FOP=[YR=2024;ORIG=110,72] E13 N9 E6 S9 E1 S6 W20 N6 $
.

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 08/02/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS