LOT 130
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

MAYNARD JOHNATHAN & MICHELLE
306 SAWGRASS DRIVE
YULEE, FL 32097

2026

44-2N-27-1003-0130-0000

BUILDING CHARACTERISTICS

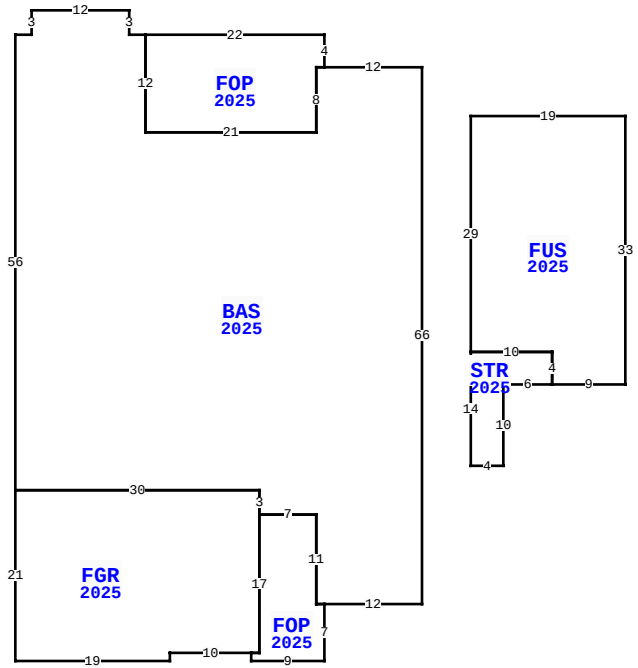
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,735	100	2025	2,735	415,501
FGR	619	55	2025	340	51,653
FOP	134	30	2025	40	6,077
FOP	256	30	2025	77	11,698
FUS	587	100	2025	587	89,177
STR	80	10	2025	8	1,215
TOTALS	4,411			3,787	575,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,787	109.2960	151.92	575,321	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 3322 HX Base Yr 2026



306 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		575,321
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		650,321
SOH/AGL Deduction		126,387
ASSESSED VALUE		523,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		472,523
TOTAL JUST VALUE		650,321
NCON VALUE		575,321
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003352	NEW SFR	610,951	04/02/2025
B240011418	NEW SFR	610,951	10/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/778	4/10/2025	WD	Q	I	02	778,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: MAYNARD JOHNATHAN &						
2527/1068	1/06/2022	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,4] W12 W1 S8 W21 N12 W2 N3 W12 S3 W2 S56 E30 S3 E7 S11 E1 E12 N66 $
FOP=[YR=2025;ORIG=26,0] E22 S4 W1 S8 W21 N12 $
FOP=[YR=2025;ORIG=40,59] E7 S11 E1 S7 W9 N1 E1 N17 $
FGR=[YR=2025;ORIG=10,56] E30 S3 S17 W1 W10 S1 W19 N21 $
FUS=[YR=2025;ORIG=85,10] W19 S29 E10 S4 E9 N33 $
STR=[YR=2025;ORIG=66,39] E10 S4 W6 S10 W4 N14 $
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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 02/11/2025 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS