LOT 140
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

HEILMAN RYAN & KAREN LIVING TRUST/HEILMAN RYAN TRU
429 SLASH PINE PL
YULEE, FL 32097

2026

44-2N-27-1003-0140-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

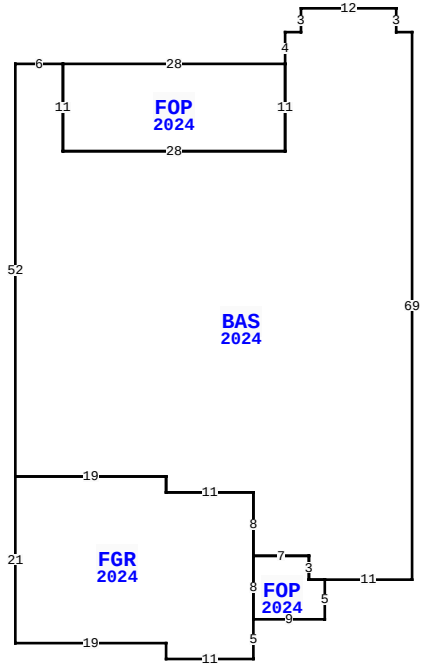
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,653	100	2024	2,653	417,369
FGR	630	55	2024	346	54,432
FOP	66	30	2024	20	3,146
FOP	308	30	2024	92	14,473
TOTALS	3,657			3,111	489,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,111	113.7488	158.11	491,880	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2653 HX Base Yr 2024



429 SLASH PINE PL, 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		489,421
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		564,421
SOH/AGL Deduction		0
ASSESSED VALUE		564,421
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		508,010
TOTAL JUST VALUE		564,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004025		496,467	12/15/2023
230008224	NEW SFR	496,467	06/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2876/1166	6/18/2026	SW	U	I	11	100
GRANTOR: HEILMAN RYAN JAMES &						
GRANTEE: HEILMAN RYAN & KARE						
2689/427	12/29/2023	WD	Q	I	01	791,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: HEILMAN RYAN JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=193,0] W2 N3 W12 S3 W2 S4 S11 W28 N11 W6 S52 E19 S2 E11 S8 E7 S3 E2 E11 N69 $
FGR=[YR=2024;ORIG=143,56] E19 S2 E11 S8 S8 S5 W11 N2 W19 N21 $
FOP=[YR=2024;ORIG=149,4] E28 S11 W28 N11 $
FOP=[YR=2024;ORIG=173,66] E7 S3 E2 S5 W9 N8 $
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EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 01/23/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS