LOT 143
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BAZILL MARK & AMY
445 SLASH PINE PLACE
YULEE, FL 32097

2026

44-2N-27-1003-0143-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

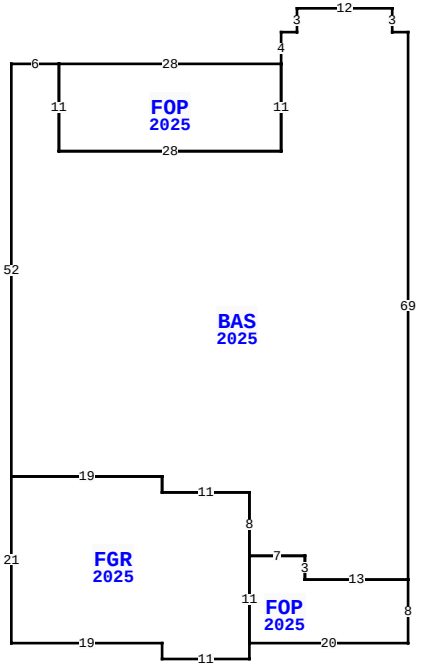
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2025	2,653	434,031
FGR	630	55	2025	346	56,606
FOP	181	30	2025	54	8,834
FOP	308	30	2025	92	15,051
TOTALS	3,772			3,145	514,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,145	117.6956	163.60	514,522	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2653 HX Base Yr 2025



445 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		514,522
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		589,522
SOH/AGL Deduction		0
ASSESSED VALUE		589,522
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		538,111
TOTAL JUST VALUE		589,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005047	NEW SFR T-3757 H-	493,622	04/29/2024
230013021	NEW SFR	493,622	10/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/323	5/03/2024	WD	Q	I	01	713,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BRAZILL MARK & AMY						
2547/0546	3/14/2022	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E6 S11 E28 N11 N4 E2 N3 E12 S3 E2 S69 W13 N3 W7 N8 W11 N2 W19 N52 $
FOP=[YR=2025;ORIG=16,21] E28 N11 W28 S11 $
FGR=[YR=2025;ORIG=40,64] W11 N2 W19 S21 E19 S2 E11 N2 N11 N8 $
FOP=[YR=2025;ORIG=40,72] E7 S3 E13 S8 W20 N11 $
.

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 05/23/2024 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS