LOT 144
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

THOMPSON WILLIAM FRANKLIN & TAMI LORRAINE
451 SLASH PINE PL
YULEE, FL 32097

2026

44-2N-27-1003-0144-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

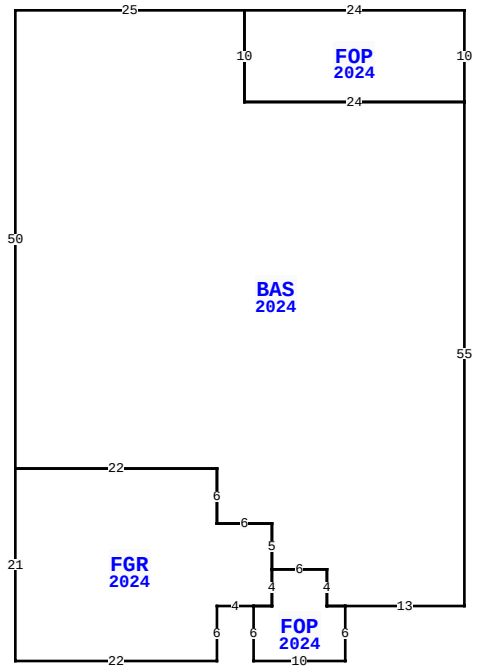
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,537	100	2024	2,537	389,653
FGR	516	55	2024	284	43,619
FOP	84	30	2024	25	3,840
FOP	240	30	2024	72	11,058
TOTALS	3,377			2,918	448,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,918	111.0516	154.36	450,422	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2537 HX Base Yr 2024



451 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		448,170
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		523,170
SOH/AGL Deduction		92,096
ASSESSED VALUE		431,074
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		379,663
TOTAL JUST VALUE		523,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004779	CO ISSUED	0	04/13/2023
22010757	NEW CONSTR	403,825	07/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/420	4/13/2023	WD	Q	I	01	703,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: THOMPSON WILLIAM FR						
2547/0546	3/14/2022	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=170,0] W24 N10 W25 S50 E22 S6 E6 S5 E6 S4 E2 E13 N55 $
FOP=[YR=2024;ORIG=146,0] E24 N10 W24 S10 $
FGR=[YR=2024;ORIG=121,40] E22 S6 E6 S5 S4 W2 W4 S6 W22 N21 $
FOP=[YR=2024;ORIG=149,51] E6 S4 E2 S6 W10 N6 E2 N4 $
.

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 06/22/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS