LOT 145
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

VOIRIN CONNOR JAMES & EMILY
455 SLASH PINE PL
YULEE, FL 32097

**2026**

**44-2N-27-1003-0145-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

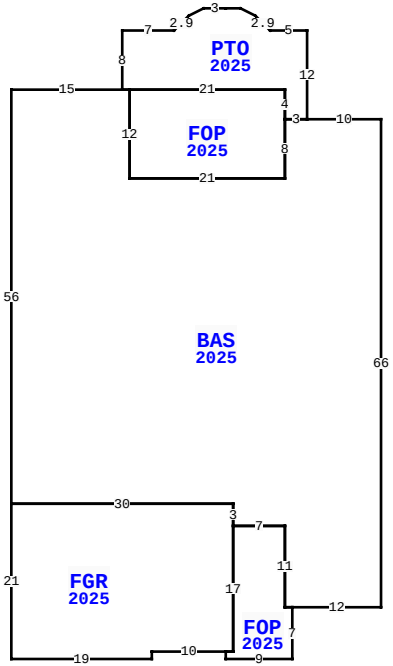
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,699 | 100 | 2025 | 2,699 | 419,155 |
| FGR | 619 | 55 | 2025 | 340 | 52,802 |
| FOP | 134 | 30 | 2025 | 40 | 6,212 |
| FOP | 252 | 30 | 2025 | 76 | 11,803 |
| PTO | 241 | 5 | 2025 | 12 | 1,864 |
| TOTALS | 3,945 | | | 3,167 | 491,835 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,167 | 111.7248 | 155.30 | 491,835 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM 100% - 2025 Heated Area: 2699 HX Base Yr 2025




455 SLASH PINE PL, 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 | | 491,835 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 566,835 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 566,835 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 515,424 |
| TOTAL JUST VALUE | | 566,835 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 569,388 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240005747 | NSFR (T)3710 (H)2 | 499,850 | 05/13/2024 |
| B230015116 | | 499,850 | 11/27/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2713/58 | 5/17/2024 | WD | Q | I | 02 | 769,100 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: VOIRIN CONNOR JAMES | | | | | | |
| 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=20,-14] S56 E30 S3 E7 S11 E1 E12 N66 W10 W3 S8 W21 N12 W1 W15 $
FGR=[YR=2025;ORIG=20,42] E30 S3 S17 W1 W10 S1 W19 N21 $
FOP=[YR=2025;ORIG=36,-14] S12 E21 N8 N4 W21 $
PTO=[YR=2025;ORIG=60,-10] W3 N4 W21 W1 N8 E7 U2R2 U1R2 E3 E2 D1R2 D2R2 E5 S12 $
FOP=[YR=2025;ORIG=50,45] E7 S11 E1 S7 W9 N1 E1 N17 $
.

## 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 06/28/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS