LOT 149
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

SMITH SHIRLEY A
471 SLASH PINE PLACE
YULEE, FL 32097

**2026**

**44-2N-27-1003-0149-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

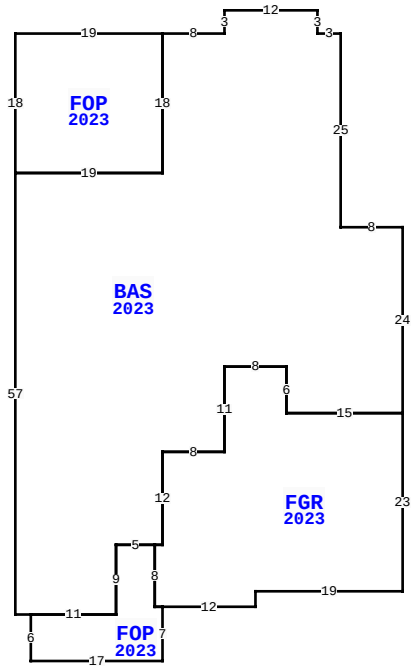
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| 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 | 2,376 | 100 | 2023 | 2,376 | 378,519 |
| FGR | 753 | 55 | 2023 | 414 | 65,955 |
| FOP | 148 | 30 | 2023 | 44 | 7,010 |
| FOP | 342 | 30 | 2023 | 103 | 16,409 |
| TOTALS | 3,619 | | | 2,937 | 467,892 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,937 | 115.1876 | 160.11 | 470,243 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM 100% - 2024 Heated Area: 2376 HX Base Yr 2024




471 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 | | 467,892 |
| TOTAL MARKET OB/XF VALUE | | 3,465 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 546,357 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 546,357 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 494,946 |
| TOTAL JUST VALUE | | 546,357 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 549,754 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23001565 | CO ISSUED | 0 | 02/03/2023 |
| 22005594 | NEW CONSTR | 409,254 | 04/11/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2621/1169 | 2/03/2023 | WD | Q | I | 01 | 613,200 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: SMITH SHIRLEY A | | | | | | |
| 2497/0601 | 9/15/2021 | SW | Q | V | 05 | 702,000 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: RIVERSIDE HOMES OF | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2023 | 2023 | | 99 | 3,465 | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W3 N3 W12 S3 W8 S18 W19 S57 E2 E11 N9 E5 E1 N12 E8 N11 E8 S6 E15 N24 W8 N25 $
FOP=[YR=2023;ORIG=38,0] E19 S18 W19 N18 $
FGR=[YR=2023;ORIG=65,43] E8 S6 E15 S23 W19 S2 W12 W1 N8 E1 N12 E8 N11 $
FOP=[YR=2023;ORIG=51,66] E5 S8 E1 S7 W17 N6 E11 N9 $
.

### LAND DESCRIPTION

TOTAL OB/XF 3,465

| 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS