LOT 154
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

PARKER SHERI/MOODY PARKER SAMUEL
444 SLASH PINE PL
YULEE, FL 32097

2026

44-2N-27-1003-0154-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

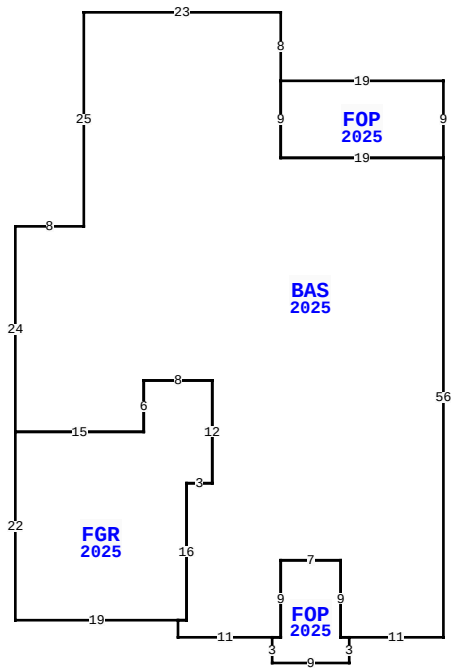
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100	2025	2,520	378,491
FGR	506	55	2025	278	41,754
FOP	90	30	2025	27	4,056
FOP	171	30	2025	51	7,660
TOTALS	3,287			2,876	431,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,876	113.7400	158.10	454,696	2025	2025	5	0	0	0.00	95.00

1 SNGL FAM 100% - 2026 Heated Area: 2520 HX Base Yr 2026



444 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		431,961
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		506,961
SOH/AGL Deduction		115,635
ASSESSED VALUE		391,326
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		339,915
TOTAL JUST VALUE		506,961
NCON VALUE		431,961
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250000955	NEW SFR - T-3286	458,693	01/29/2025
B240010077	NEW SFR - T-3286	458,693	08/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2835/497	12/05/2025	WD	Q	I	01	550,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: PARKER SHERI						
2527/1068	1/06/2022	SW	Q	V	05	702,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2025;ORIG=11,-2] E19 S9 W19 N9 $
FOP=[YR=2025;ORIG=11,54] E7 S9 E1 S3 W9 N3 E1 N9 $
BAS=[YR=2025;ORIG=-12,-10] S25 W8 S24 E15 N6 E8 S12 W3 S16 W1 S2 E11 E1 N9 E7 S9 E1 E11 N56 W19 N9 N8 W23 $
FGR=[YR=2025;ORIG=-20,39] E15 N6 E8 S12 W3 S16 W1 W19 N22 $
.

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	000100	C	RES	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 02/11/2025 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS