LOT 155
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

MCAFEE JAZMINE ALEXUS BREONA/WILKERSON TOBAIS DERR
440 SLASH PINE PL
YULEE, FL 32097

2026

44-2N-27-1003-0155-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

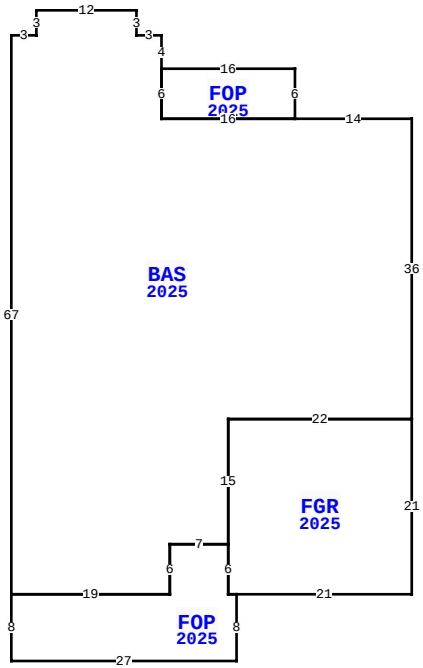
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100	2025	2,448	375,491
FGR	462	55	2025	254	38,960
FOP	96	30	2025	29	4,448
FOP	258	30	2025	77	11,810
TOTALS	3,264			2,808	430,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,808	116.1600	161.46	453,380	2025	2025	5	0	0	0.00	95.00

1 SNGL FAM 0% - 2026 Heated Area: 2448 HX Base Yr



440 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	430,711
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	505,711
SOH/AGL Deduction	0
ASSESSED VALUE	505,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	505,711
TOTAL JUST VALUE	505,711
NCON VALUE	430,711
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250008678			08/05/2025
B24013028	SFR H2452 G455 P3		11/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2839/711	12/30/2025	WD	Q	I	01	535,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: MCAFEE JAZMINE ALEX						
2570/1044	6/13/2022	SW	Q	V	05	546,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=98,3] W14 W16 N6 N4 W3 N3 W12 S3 W3 S67 E19 N6 E7 N15 E22 N36 $
FGR=[YR=2025;ORIG=76,39] E22 S21 W21 W1 N6 N15 $
FOP=[YR=2025;ORIG=69,54] E7 S6 E1 S8 W27 N8 E19 N6 $
FOP=[YR=2025;ORIG=68,-3] E16 S6 W16 N6 $
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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	0		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 04/08/2025 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS