LOT 160
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

LYON HEATHER R
323 SAWGRASS DR
YULEE, FL 32097

**2026**

**44-2N-27-1003-0160-0000**

## 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 |

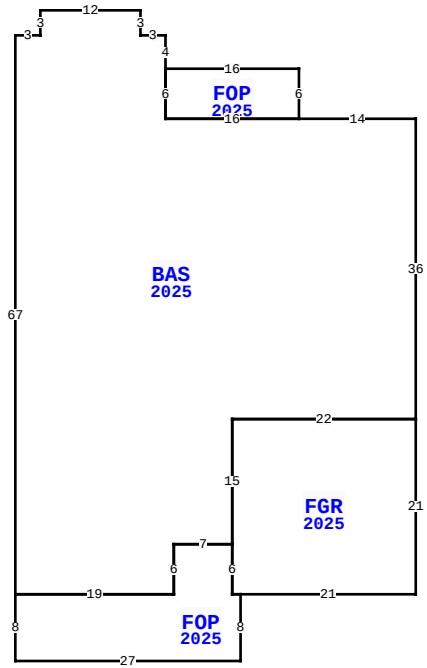
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,448 | 100 | 2025 | 2,448 | 396,698 |
| FGR | 462 | 55 | 2025 | 254 | 41,161 |
| FOP | 96 | 30 | 2025 | 29 | 4,699 |
| FOP | 258 | 30 | 2025 | 77 | 12,478 |
| TOTALS | 3,264 | | | 2,808 | 455,036 |

## 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 | 116.5824 | 162.05 | 455,036 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

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




323 SAWGRASS DR, 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 | 455,036 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 530,036 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 530,036 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 530,036 |
| TOTAL JUST VALUE | 530,036 |
| NCON VALUE | 455,036 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 75,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO250004450 | T3260 H2452 G455 | 451,344 | 04/28/2025 |
| B240013363 | T3260 H2452 G455 | 451,344 | 12/03/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2862/370 | 4/14/2026 | WD | Q | I | 01 | 529,900 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: LYON HEATHER R | | | | | | |
| 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=88,0] W14 W16 N6 N4 W3 N3 W12 S3 W3 S67 E19 N6 E7 N15 E22 N36 $
FOP=[YR=2025;ORIG=58,-6] E16 S6 W16 N6 $
FOP=[YR=2025;ORIG=40,57] E19 N6 E7 S6 E1 S8 W27 N8 $
FGR=[YR=2025;ORIG=66,36] E22 S21 W21 W1 N6 N15 $
.

## 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 | 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