LOT 247
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

POFF LISA BANNER LIVING TRUST/POFF LISA BANNER TRU
905 ALLISON DR
JONESBOROUGH, TN 37659

2026

44-2N-27-1003-0247-0000

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		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01

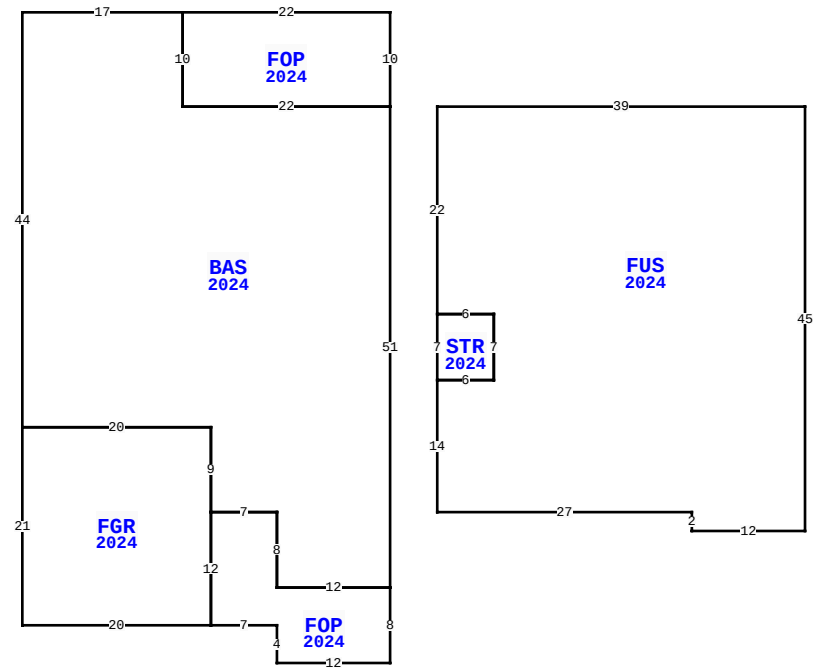
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100	2024	1,763	220,027
FGR	420	55	2024	231	28,829
FOP	180	30	2024	54	6,739
FOP	220	30	2024	66	8,237
FUS	1,659	100	2024	1,659	207,048
STR	42	10	2024	4	499
TOTALS	4,284			3,777	471,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,777	90.2340	125.43	473,749	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 0% - 2026 Heated Area: 3422 HX Base Yr



354 SALT MEADOW LOOP, 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	471,380
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	546,380
SOH/AGL Deduction	0
ASSESSED VALUE	546,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	546,380
TOTAL JUST VALUE	546,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	556,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012668	CO ISSUED		10/02/2023
23003507	HTD3459 GAR425 P3	620,382	03/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2779/435	3/28/2025	WD	Q	I	02	645,000
GRANTOR: PATEL DEVIN						
GRANTEE: POFF LISA BANNER LI						
2681/263	11/17/2023	SW	Q	I	01	660,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: PATEL DEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E17 S10 E22 S51 W12 N8 W7 N9 W20 N44 $
FGR=[YR=2024;ORIG=50,54] W20 S21 E20 N12 N9 $
FOP=[YR=2024;ORIG=69,10] W22 S10 E22 N10 $
FOP=[YR=2024;ORIG=69,71] W12 N8 W7 S12 E7 S4 E12 N8 $
FUS=[YR=2024;ORIG=74,20] E39 S45 W12 N2 W27 N14 E6 N7 W6 N22 $
STR=[YR=2024;ORIG=74,42] E6 S7 W6 N7 $
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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	000134	C	RES POND	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 11/07/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS