

LOT 122
WESTERLY PARK AT WILDLIGHT PHASE
OR 2824/1029

BAYAGICH NANCY SUZANNE & JAMES WALTER
504 PEPPERVINE WAY
YULEE, FL 32097

2026

50-3N-27-1010-0122-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
																VALUATION BY										STANDARD											
																Tax Group: 4										Tax Dist:											
																BUILDING MARKET VALUE														0							
																TOTAL MARKET OB/XF VALUE														0							
																TOTAL LAND VALUE - MARKET														75,000							
																TOTAL MARKET VALUE														75,000							
																SOH/AGL Deduction														0							
																ASSESSED VALUE														75,000							
																TOTAL EXEMPTION VALUE														0							
																BASE TAXABLE VALUE														75,000							
DOR CODE						0000				VACANT																											
MAP NUM										MKT AREA				04																							
NEIGHBORHOOD/LOC						4105.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
																PERMIT NUM										ISSUED											
																C0260005103										05/12/2026											
																B250013934										H-2446, G-608, P-				475,611				12/23/2025			
TOTALS																																					
EXTRA FEATURES						504 PEPPERVINE WAY, YULEE																															
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																					
																	BLD DATE																				
																	XF DATE																				
																	INC DATE																				
																	LGL DATE										11/13/2025				MLU						
																	LAND DATE																				
																	AG DATE																				
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	DPHT 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 03/04/2026 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS																																					