LOT 88
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

BRADFIELD PATRICK A & YONG S
632 PALMETTO PLACE
YULEE, FL 32097

2023

44-2N-27-1003-0088-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

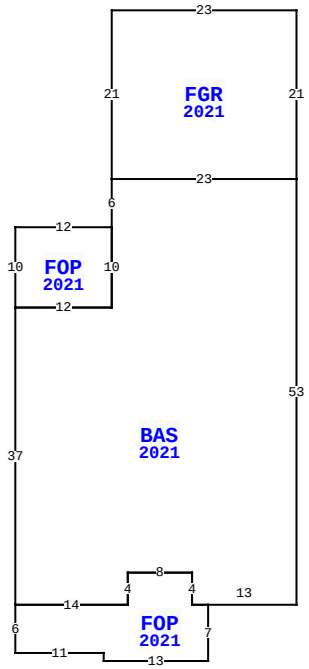
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100	1,631	189,620
FGR	483	55	266	30,925
FOP	120	30	36	4,185
FOP	189	30	57	6,627
TOTALS	2,423		1,990	231,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,990	97.9020	116.26	231,357	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 1631 HX Base Yr 2023



632 PALMETTO PL, YULEE

BLD DATE	03/21/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,357
TOTAL MARKET OB/XF VALUE		3,448
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		294,805
SOH/AGL Deduction		0
ASSESSED VALUE		294,805
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		239,805
TOTAL JUST VALUE		294,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001868	REMODEL	17,020	02/10/2023
21006315	NEW CONSTR	245,430	07/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/1149	1/28/2022	SW	Q	I	01	368,000
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: BRADFIELD PATRICK A						
2475/1329	6/30/2021	SW	Q	V	05	1,388,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W23 S21 BAS=[YR=2021] S6 FOP=[YR=2021] W12 S10 E12 N10$ S10 W12 S37 FOP=[YR=2021] S6 E11 S1 E13 N7 W2 N4 W8 S4 W14$ E14 N4 E8 S4 E13 N53 W23$ E23 N21$.

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
1	0811	CONCRETE B	0	100	0	0	663.00	SF	5.20	5.20	100	2021	2021	3	100	3,448	

LAND DESCRIPTION

TOTAL OB/XF 3,448

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/14/2023 BY WW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS