

LOT 180
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

ROSS JONATHAN ANDREW & MEGAN N
322 SAW PALMETTO STREET
YULEE, FL 32097

2023

44-2N-27-1003-0180-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	2,073	100	2,073	247,972
FGR	380	55	209	25,001
FOP	208	30	62	7,416
FOP	260	30	78	9,330
TOTALS	2,921		2,422	289,720

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
1	0855	CONC PAVER	0 100	0	0	696.00	SF	10.00	10.00	100	2022	2022	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000135	C	SFR CNSVTN	100		PD-ENC	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,422	100.7342	119.62	289,720	2022	2022	0	0	0	0.00	100.00		
1 SNGL FAM - 100% - 2023 Heated Area: 2073 HX Base Yr 2023														

322 SAW PALMETTO ST, YULEE										BLD DATE	03/21/2023	NW	LGL DATE	
										XF DATE			LAND DATE	
										INC DATE			AG DATE	

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY										PAGE 1 of 1				
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										289,720				
TOTAL MARKET OB/XF VALUE										6,960				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										371,680				
SOH/AGL Deduction										0				
ASSESSED VALUE										371,680				
TOTAL EXEMPTION VALUE										HX HB XM 50,000				
BASE TAXABLE VALUE										321,680				
TOTAL JUST VALUE										371,680				
NCON VALUE										296,680				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										75,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013072	CO ISSUED	0	08/25/2022
22004015	NEW CONSTR	345,589	03/15/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2588/0742	8/26/2022	SW	Q	I	01	502,400	
GRANTOR: PULTE HOME COMPANY LL							
GRANTEE: ROSS JONATHAN ANDRE							
2527/1161	1/07/2022	SW	Q	V	05	1,170,000	
GRANTOR: WILDLIGHT LLC							
GRANTEE: PULTE HOME COMPANY							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W13 FOP=[YR=2022] N10 W26 S10 E26\$ W26 S45 FGR=[YR=2022] S20 E18 FOP=[YR=2022] S6 E21 N8 W13 N6 W7 S8 W1\$ E1 N20 W19\$ E19 S12 E7 S6 E13 N63\$.														