LOT 185
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

ACIEGO JON H & ELIZABETH G/
350 SAW PALMETTO ST
YULEE, FL 32097

2023

44-2N-27-1003-0185-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

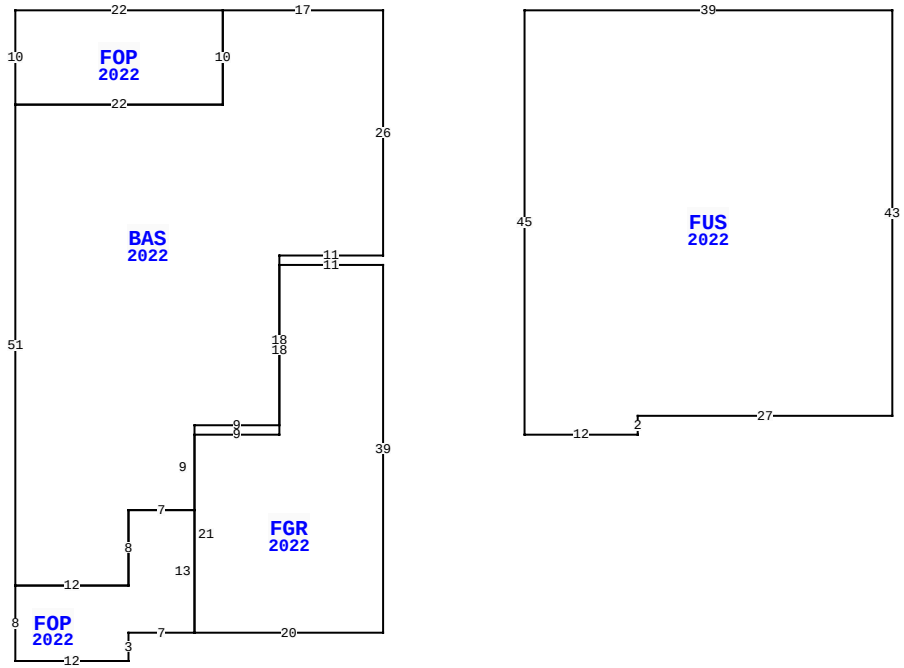
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,565	100	1,565	176,689
FGR	618	55	340	38,386
FOP	187	30	56	6,322
FOP	220	30	66	7,451
FUS	1,701	100	1,701	192,043
TOTALS	4,291		3,728	420,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,728	95.0760	112.90	420,891	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 3266 HX Base Yr



350 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

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		420,891
TOTAL MARKET OB/XF VALUE		13,804
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		509,695
SOH/AGL Deduction		0
ASSESSED VALUE		509,695
TOTAL EXEMPTION VALUE	13	509,695
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		509,695
NCON VALUE		434,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014461	CO ISSUED	0	09/22/2022
22003656	NEW CONSTR	534,623	03/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2593/1176	9/23/2022	SW	Q	I	01	620,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: ACIEGO JON HENRY &						
2527/1161	1/07/2022	SW	Q	V	05	1,170,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W22 S10 E22 N10$ S10 W22 S51
FOP=[YR=2022] S8E12 N3 E7 FGR=[YR=2022] E20 N39 W11 S18 W9
S21$ N13 W7 S8 W12$ E12 N8 E7 N9 E9 N18 E11 N26$ PTR=E15
FUS=[YR=2022] E39 S43 W27 S2 W12 N45$ W15$.

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	0855	CONC PAVER	0	100	0	0	640.00	SF	10.00	10.00	100	2022	2022	3	100	6,400	
2	0476	VF 6 SBPL	0	100	0	0	222.00	LF	32.00	32.00	100	2022	2022	3	100	7,104	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 13,804

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	000135	C	SFR CNSVTN	100		PD-ENC	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/16/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS