LOT 87
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

MILLS BENJAMIN T & RACHEL ELIZABETH
660 PALMETTO PLACE
YULEE, FL 32097

2024

44-2N-27-1003-0087-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

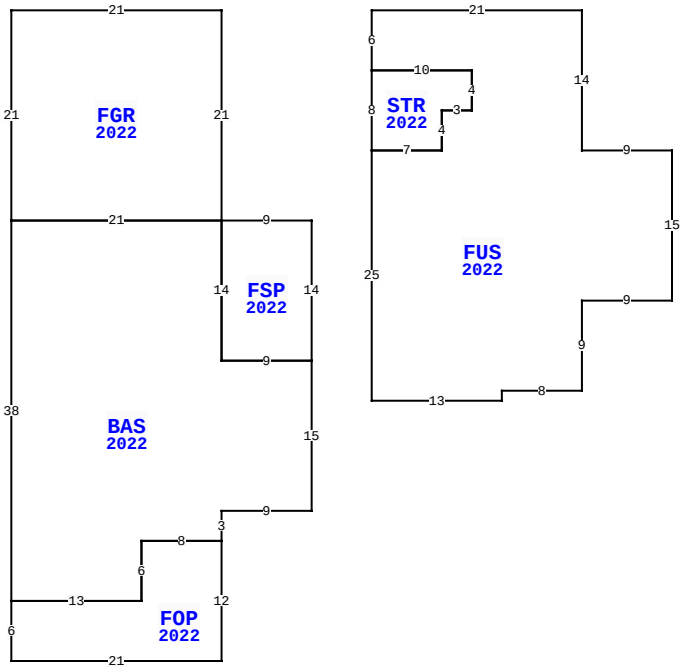
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	885	100	885	108,501
FGR	441	55	243	29,792
FOP	174	30	52	6,375
FSP	126	40	50	6,130
FUS	878	100	878	107,643
STR	68	10	7	858
TOTALS	2,572		2,115	259,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,115	98.0784	122.60	259,299	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 1763 HX Base Yr



660 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	259,299
TOTAL MARKET OB/XF VALUE	5,428
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	324,727
SOH/AGL Deduction	0
ASSESSED VALUE	324,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,727
TOTAL JUST VALUE	324,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004531	CO ISSUED	0	03/23/2022
21008010	NEW CONSTR	256,120	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/0189	3/28/2022	SW	Q	I	01	355,900
GRANTOR: MATTAMY JACKSONVILLE						
GRANTEE: MILLS BENJAMIN THOM						
2475/1329	6/30/2021	SW	Q	V	05	1,388,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W21 S21 BAS=[YR=2022] S38 FOP=[YR=2022] S6 E21 N12 W8 S6 W13$ E13 N6 E8 N3 E9 N15 FSP=[YR=2022] N14 W9 S14 E9$ W9 N14 W21$ E21 N21$ PTR=E15 FUS=[YR=2022] E21 S14 E9 S15 W9 S9 W8 S1 W13 N25 STR=[YR=2022] N8 E10 S4 W3 S4 W7$ E7 N4 E3 N4 W10 N6$ 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	0810	CONCRETE A	0	0	0	0	39.00	SF	6.50	6.50	100	2022	2022	3	100	254	
2	0810	CONCRETE A	0	0	0	0	796.00	SF	6.50	6.50	100	2022	2022	3	100	5,174	

LAND DESCRIPTION

TOTAL OB/XF 5,428

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	0		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS