LOT 176
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

GRIFFIN JAMES RYAN & APRIL HUYNH
306 SAW PALMETTO ST
YULEE, FL 32097

2024

44-2N-27-1003-0176-0000

BUILDING CHARACTERISTICS

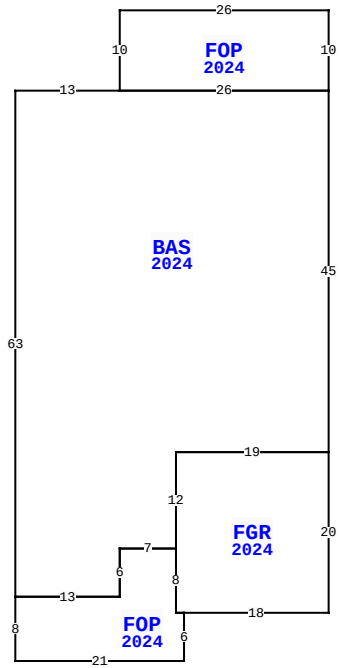
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	261,509
FGR	380	55	209	26,365
FOP	208	30	62	7,821
FOP	260	30	78	9,840
TOTALS	2,921		2,422	305,535

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	100.9204	126.15	305,535	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2073 HX Base Yr 2024



306 SAW PALMETTO ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,535
TOTAL MARKET OB/XF VALUE		7,720
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		388,255
SOH/AGL Deduction		0
ASSESSED VALUE		388,255
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		338,255
TOTAL JUST VALUE		388,255
NCON VALUE		313,255
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005933	C O ISSUED		05/09/2023
22012555	NEW CONSTR	339,677	08/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2645/1337	5/31/2023	SW	Q	I	02	464,600
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: GRIFFIN JAMES RYAN						
2565/0818	5/24/2022	SW	Q	V	05	780,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,10] W26 W13 S63 E13 N6 E7 N12 E19 N45 $
FOP=[YR=2024;ORIG=104,0] E26 S10 W26 N10 $
FOP=[YR=2024;ORIG=91,73] S8 E21 N6 W1 N8 W7 S6 W13 $
FGR=[YR=2024;ORIG=130,55] W19 S12 S8 E1 E18 N20 $
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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	772.00	SF	10.00	10.00	100	2024	2023		100	7,720	

LAND DESCRIPTION

TOTAL OB/XF 7,720

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		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 06/23/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS