

LOT 177
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

CRISS CONARD SCOTT & JAN MARIE
310 SAW PALMETTO STREET
YULEE, FL 32097

2024

44-2N-27-1003-0177-0000



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	11	CLAY TILE 100
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

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	1,745	100	1,745	249,779
FGR	441	55	243	34,783
FOP	90	30	27	3,865
FOP	177	30	53	7,586
TOTALS	2,453		2,068	296,014

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	804.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PD - E	0.00	0.00	1.00

1 SNGL FAM - 100% - 2024

Heated Area: 1745

HX Base Yr 2024

10

29

9

10

9

21

16

5

5

13

8

19

FOP 2024

BAS 2024

FGR 2024

FOP 2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	804.00	SF	10.00	10.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	804.00	SF	10.00	10.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,068	114.5130	143.14	296,014	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024											
Heated Area: 1745											
HX Base Yr 2024											

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,014
TOTAL MARKET OB/XF VALUE		8,040
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		379,054
SOH/AGL Deduction		0
ASSESSED VALUE		379,054
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		329,054
TOTAL JUST VALUE		379,054
NCON VALUE		304,054
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003732	CO ISSUED	0	03/21/2023
22009682	NEW CONSTR	288,554	06/23/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2628/0275	3/24/2023	SW	Q	I	01
GRANTOR: PULTE HOME COMPANY LL					
GRANTEE: CRISS CONARD SCOTT					
2565/0818	5/24/2022	SW	Q	V	05
GRANTOR: WILDLIGHT LLC					
GRANTEE: PULTE HOME COMPANY					

BUILDING NOTES									
BAS=[YR=2024;ORIG=31,-20] W29 S9 W10 S50 E13 N5 E5 N16 E21 N38 \$									
FOP=[YR=2024;ORIG=-8,-20] E10 S9 W10 N9 \$									
FGR=[YR=2024;ORIG=10,18] E21 S21 W20 W1 N5 N16 \$									
FOP=[YR=2024;ORIG=-8,39] S8 E19 N8 W1 N5 W5 S5 W13 \$									