LOT 179
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

JETER AGNIESZKA
318 SAW PALMETTO STREET
YULEE, FL 32097

2024

44-2N-27-1003-0179-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	02	Quality Level 02

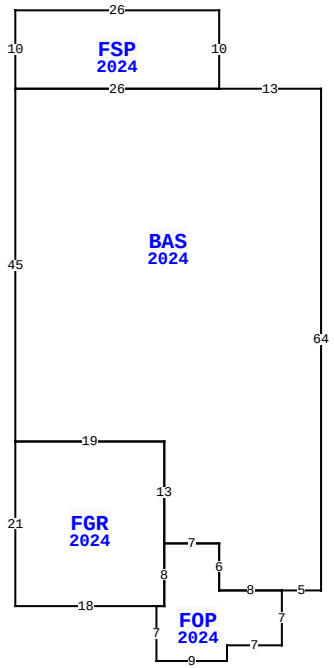
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,093	100	2,093	260,076
FGR	399	55	219	27,213
FOP	170	30	51	6,337
FSP	260	40	104	12,923
TOTALS	2,922		2,467	306,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,467	99.4080	124.26	306,549	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2093 HX Base Yr 2024



318 SAW PALMETTO ST, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,549
TOTAL MARKET OB/XF VALUE		7,940
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		389,489
SOH/AGL Deduction		0
ASSESSED VALUE		389,489
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		339,489
TOTAL JUST VALUE		389,489
NCON VALUE		7,940
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000533	CO ISSUED	0	01/13/2023
22005893	NEW CONSTR	344,391	04/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/0075	1/13/2023	SW	Q	I	01	540,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: JETER AGNIESZKA						
2550/0405	3/25/2022	SW	Q	V	05	1,040,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,-20] W13 W26 S45 E19 S13 E7 S6 E8 E5 N64 $
FGR=[YR=2024;ORIG=-19,25] E19 S13 S8 W1 W18 N21 $
FOP=[YR=2024;ORIG=15,44] S7 W7 S2 W9 N7 E1 N8 E7 S6 E8 $
FSP=[YR=2024;ORIG=-19,-30] E26 S10 W26 N10 $
.

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	794.00	SF	10.00	10.00	100	2023	2023		100	7,940	

LAND DESCRIPTION

TOTAL OB/XF 7,940

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 -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/27/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS