

LOT 181
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

PERRY MATTHEW & HELEN
328 SAW PALMETTO STREET
YULEE, FL 32097

2024

44-2N-27-1003-0181-0000



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 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		4.5 100		
Frame	02	WOOD FRAME 100		
Quality	03	Quality Level 03		
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	1,783	100	1,783	224,658
FGR	400	55	220	27,720
FOP	180	30	54	6,804
FSP	220	40	88	11,088
FUS	1,661	100	1,661	209,286
STR	40	10	4	504

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0 100	0	0	654.00	SF	10.00	10.00	
2	0912	SCRN RM G	0 100	0	0	1,092.00	SF	20.00	20.00	
3	0861	POOL GUNIT	0 100	0	0	476.00	SF	85.00	85.00	
4	0855	CONC PAVER	0 100	0	0	616.00	SF	10.00	10.00	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	
6	0476	VF 6 SBPL	0 100	0	0	240.00	LF	32.00	32.00	
7	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	

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

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	3,810	100.8000	126.00	480,060	2023	2023	0	0	0.00
1 SNGL FAM - 100% - 2024										
Heated Area: 3444 HX Base Yr										
BLD DATE							LGL DATE			
XF DATE							LAND DATE			
INC DATE							AG DATE			

328 SAW PALMETTO ST, YULEE										
TOTAL OB/XF 85,280										

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1		4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			480,060		
TOTAL MARKET OB/XF VALUE			85,280		
TOTAL LAND VALUE - MARKET			75,000		
TOTAL MARKET VALUE			640,340		
SOH/AGL Deduction			0		
ASSESSED VALUE			640,340		
TOTAL EXEMPTION VALUE		13	640,340		
BASE TAXABLE VALUE			0		
TOTAL JUST VALUE			640,340		
NCON VALUE			565,340		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			75,000		