LOT 186
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BLACK CHARLES &/STEWART MARIAH
358 SAW PALMETTO ST
YULEE, FL 32097

2024

44-2N-27-1003-0186-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

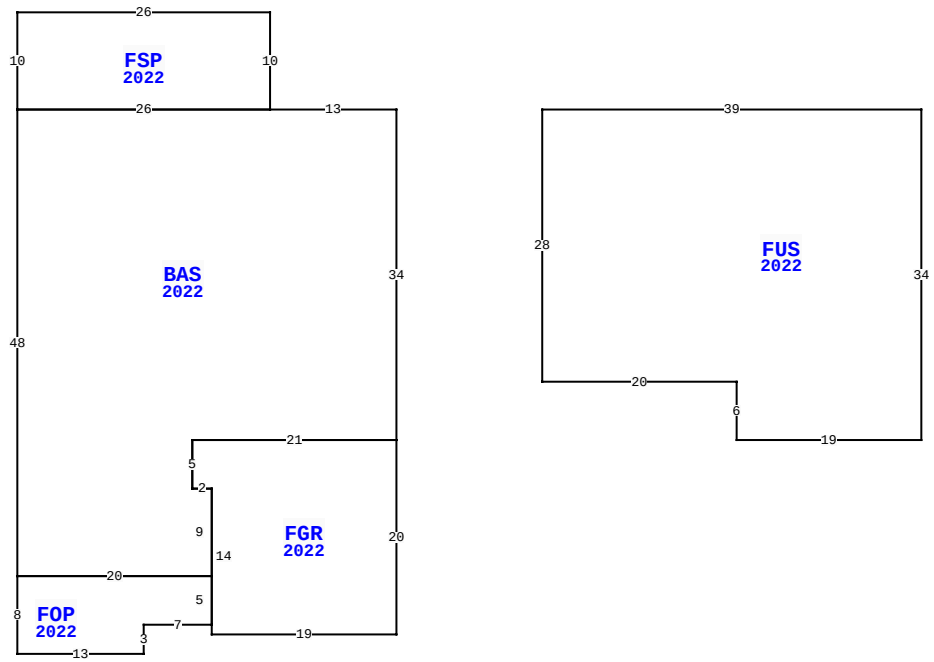
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	1,596	100	1,596	195,638
FGR	390	55	214	26,232
FOP	139	30	42	5,148
FSP	260	40	104	12,748
FUS	1,206	100	1,206	147,831
TOTALS	3,591		3,162	387,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,162	98.0628	122.58	387,598	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2802 HX Base Yr 2023



358 SAW PALMETTO ST, YULEE

BLD DATE	03/21/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		387,598
TOTAL MARKET OB/XF VALUE		5,940
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		468,538
SOH/AGL Deduction		5,908
ASSESSED VALUE		462,630
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		412,630
TOTAL JUST VALUE		468,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018883	CO ISSUED	0	12/29/2022
22006189	NEW CONSTR	448,372	04/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/1488	12/30/2022	SW	Q	I	01	609,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: BLACK CHARLES & MAR						
2527/1161	1/07/2022	SW	Q	V	05	1,170,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] N10 W26 S10 E26$ W26 S48 FOP=[YR=2022] S8 E13 N3 E7 FGR=[YR=2022] S1 E19 N20 W21 S5 E2 S14$ N5 W20$ E20 N9 W2 N5 E21 N34$ PTR=E15 FUS=[YR=2022] E39 S34 W19 N6 W20 N28 $ 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	0855	CONC PAVER	0	100	0	0	594.00	SF	10.00	10.00	100	2022	2022	3	100	5,940	

LAND DESCRIPTION

TOTAL OB/XF 5,940

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