LOT 193
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

DUPUIS MATTHEW
390 SAW PALMETTO ST
YULEE, FL 32097

2024

44-2N-27-1003-0193-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

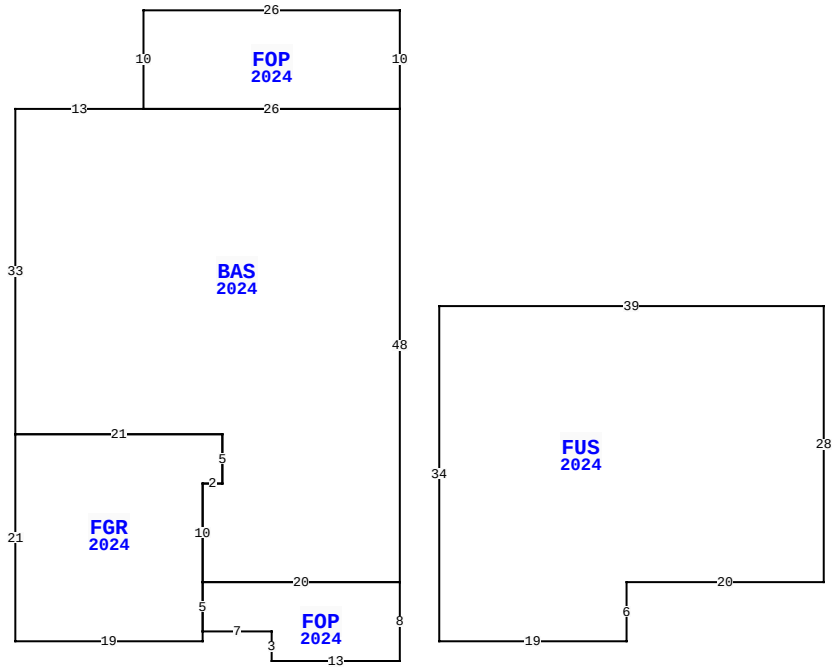
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,577	100	1,577	186,764
FGR	409	55	225	26,647
FOP	139	30	42	4,974
FOP	260	30	78	9,238
FUS	1,206	100	1,206	142,827
TOTALS	3,591		3,128	370,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,128	94.7416	118.43	370,449	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2783 HX Base Yr



390 SAW PALMETTO ST, YULEE

BLD DATE		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	370,449
TOTAL MARKET OB/XF VALUE	7,370
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	452,819
SOH/AGL Deduction	0
ASSESSED VALUE	452,819
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	452,819
TOTAL JUST VALUE	452,819
NCON VALUE	377,819
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012356	CO ISSUED		09/26/2023
23001922	NEW CONSTR	501,688	02/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/104	9/27/2023	SW	Q	I	01	660,400
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: DUPUIS MATTHEW						
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=2024;ORIG=39,10] W26 W13 S33 E21 S5 W2 S10 E20 N48 $
FUS=[YR=2024;ORIG=43,30] E39 S28 W20 S6 W19 N34 $
FOP=[YR=2024;ORIG=13,0] E26 S10 W26 N10 $
FOP=[YR=2024;ORIG=19,58] E20 S8 W13 N3 W7 N5 $
FGR=[YR=2024;ORIG=0,43] E21 S5 W2 S10 S5 S1 W19 N21 $
.

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	0	0	0	737.00	SF	10.00	10.00	100	2024	2023		100	7,370	

LAND DESCRIPTION

TOTAL OB/XF 7,370

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	0		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 10/05/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS