

LOT 206
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

MACBETH SUMNER C/GENTRY MEREDITH ANNE
377 SAW PALMETTO ST
YULEE, FL 32097

2024

44-2N-27-1003-0206-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
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
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	2,073	100	2,073	261,509
FGR	380	55	209	26,365
FOP	208	30	62	7,821
FOP	260	30	78	9,840
TOTALS	2,921		2,422	305,535

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	699.00	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	000100	C	SFR	100		PD -	E 0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,422	100.9204	126.15	305,535	2023	2023	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2024 Heated Area: 2073 HX Base Yr 2024												
377 SAW PALMETTO ST, YULEE												

377 SAW PALMETTO ST, YULEE					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
699.00	SF	10.00	10.00	100	2024	2023		100	6,990		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		305,535	
TOTAL MARKET OB/XF VALUE		6,990	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		387,525	
SOH/AGL Deduction		0	
ASSESSED VALUE		387,525	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		337,525	
TOTAL JUST VALUE		387,525	
NCON VALUE		312,525	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007259	CO ISSUED		06/06/2023
22014398	NEW CONSTR	339,677	09/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2649/863	6/15/2023	SW	Q	I	01	461,200
GRANTOR: PULTE HOME COMPANY						
GRANTEE: MACBETH SUMNER C						
2592/1236	9/23/2022	SW	Q	V	05	780,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=79,0] W26 W13 S63 E13 N6 E7 N12 E19 N45 \$									
FOP=[YR=2024;ORIG=53,0] E26 N10 W26 S10 \$									
FGR=[YR=2024;ORIG=60,45] E19 S20 W18 W1 N8 N12 \$									
FOP=[YR=2024;ORIG=40,63] E13 N6 E7 S8 E1 S6 W21 N8 \$									