

LOT 210
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

MAY STEPHEN M/PENNEY JACLYN M
353 SAW PALMETTO STREET
YULEE, FL 32097

2024

44-2N-27-1003-0210-0000



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/LAMMT 90
Interior Floo	11	CLAY TILE 10
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
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	1,766	100	1,766	230,388
FOP	122	30	37	4,827
FOP	156	30	47	6,132
TOTALS	2,044		1,850	241,347

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0855	CONC PAVER	0	0	0	0	726.00	SF	10.00		10.00	100	2022	2022	3	100	7,260	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,850	106.4950	133.12	246,272	2022	2022	2	0	0	0.00	98.00	
1 SNGL FAM - 0% - 2023													
Heated Area: 1766													
HX Base Yr													

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

353 SAW PALMETTO ST, YULEE																		
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		241,347	
TOTAL MARKET OB/XF VALUE		7,260	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		323,607	
SOH/AGL Deduction		0	
ASSESSED VALUE		323,607	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		323,607	
TOTAL JUST VALUE		323,607	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,532	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015901	CO ISSUED	0	10/21/2022
22004756	NEW CONSTR	298,313	03/28/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2599/0612	10/24/2022	SW	Q	I	01	416,600	
GRANTOR: PULTE HOME COMPANY LL							
GRANTEE: MAY STEPHEN M & JAC							
2550/0405	3/25/2022	SW	Q	V	05	1,040,000	
GRANTOR: WILDLIGHT LLC							
GRANTEE: PULTE HOME COMPANY							

BUILDING NOTES																		
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BUILDING DIMENSIONS																		
BAS=[YR=2022] W28 FOP=[YR=2022] N6 W11 S15 E10 N9 E1\$ W1 S9 W10 S50 E5 FOP=[YR=2022] S7 E7 S1 E6 N13 W5 S5 W8\$ E8 N5 E5 N15 E21 N39\$.																		

TOTAL OB/XF																		
7,260																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	000100	C	SFR	0		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000	