LOT 175
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BARDALES MARIA D P & IGOR IVAN
300 SAW PALMETTO STREET
YULEE, FL 32097

2025

44-2N-27-1003-0175-0000

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 100
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

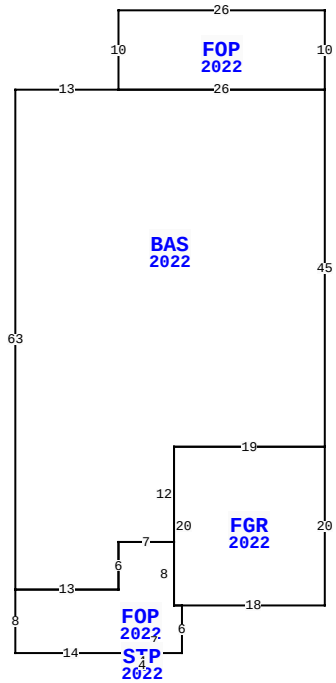
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2022	2,073	276,290
FGR	380	55	2022	209	27,856
FOP	208	30	2022	62	8,263
FOP	260	30	2022	78	10,396
STP	4	10	2022	0	0
TOTALS	2,925			2,422	322,805

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	101.4790	133.95	324,427	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 2073 HX Base Yr



300 SAW PALMETTO ST, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	322,805
TOTAL MARKET OB/XF VALUE	16,038
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	413,843
SOH/AGL Deduction	0
ASSESSED VALUE	413,843
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	413,843
TOTAL JUST VALUE	413,843
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	398,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015056	CO ISSUED	0	10/07/2022
22004755	NEW CONSTR	345,589	03/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2596/1491	10/12/2022	SW	Q	I	01	482,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: BARDALES MARIA DEL						
2550/0405	3/25/2022	SW	Q	V	05	1,040,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W26 S10 BAS=[YR=2022] W13 S63 FOP=[YR=2022] S8 E14 STP=[YR=2022] S1 E4 N1 W4$ E7 N6 FGR=[YR=2022] E18 N20 W19 S20 E1$ W1 N8 W7 S6 W13$ E13 N6 E7 N12 E19 N45 W26 $ E26 N10$.

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	1,620.00	SF	10.00	10.00	100	2022	2022	3	99	16,038	

LAND DESCRIPTION

TOTAL OB/XF 16,038

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	000100	C	RES	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 01/30/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS