

LOT 176
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

GRIFFIN JAMES RYAN & APRIL HUYNH
306 SAW PALMETTO ST
YULEE, FL 32097

2025

44-2N-27-1003-0176-0000



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/LAMNT 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2024	2,073	276,144
FGR	380	55	2024	209	27,841
FOP	208	30	2024	62	8,259
FOP	260	30	2024	78	10,390
TOTALS	2,921			2,422	322,635

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	133.21	322,635	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024 Heated Area: 2073 HX Base Yr 2024											
306 SAW PALMETTO ST, YULEE											
			BLD DATE					LGL DATE			
			XF DATE					LAND DATE			
			INC DATE					AG DATE			

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				322,635			
TOTAL MARKET OB/XF VALUE				7,720			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				405,355			
SOH/AGL Deduction				5,841			
ASSESSED VALUE				399,514			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				348,792			
TOTAL JUST VALUE				405,355			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				388,255			