LOT 177
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

CRISS CONARD SCOTT & JAN MARIE
310 SAW PALMETTO STREET
YULEE, FL 32097

2025

44-2N-27-1003-0177-0000

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	11	CLAY TILE 100
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
Quality	02	Quality Level 02

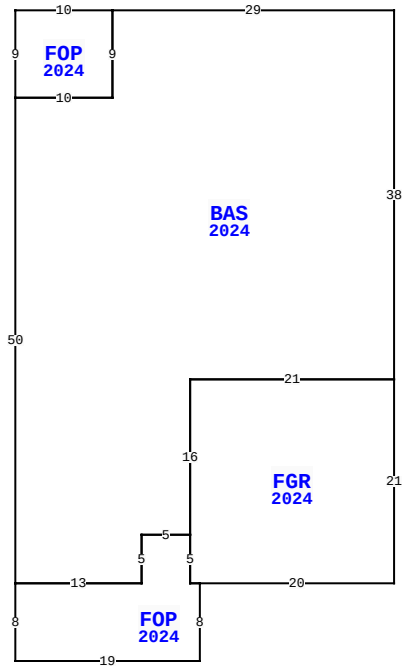
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,745	100	2024	1,745	263,774
FGR	441	55	2024	243	36,732
FOP	90	30	2024	27	4,081
FOP	177	30	2024	53	8,011
TOTALS	2,453			2,068	312,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,068	114.5130	151.16	312,599	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1745 HX Base Yr 2024



310 SAW PALMETTO ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,599
TOTAL MARKET OB/XF VALUE		8,040
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		395,639
SOH/AGL Deduction		5,592
ASSESSED VALUE		390,047
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		339,325
TOTAL JUST VALUE		395,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003732	CO ISSUED	0	03/21/2023
22009682	NEW CONSTR	288,554	06/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/0275	3/24/2023	SW	Q	I	01	445,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: CRISS CONARD SCOTT						
2565/0818	5/24/2022	SW	Q	V	05	780,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=31,-20] W29 S9 W10 S50 E13 N5 E5 N16 E21 N38 $
FOP=[YR=2024;ORIG=-8,-20] E10 S9 W10 N9 $
FGR=[YR=2024;ORIG=10,18] E21 S21 W20 W1 N5 N16 $
FOP=[YR=2024;ORIG=-8,39] S8 E19 N8 W1 N5 W5 S5 W13 $
.

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	100	0	0	804.00	SF	10.00	10.00	100	2023	2023		100	8,040	

LAND DESCRIPTION

TOTAL OB/XF 8,040

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	RES NATURAL	100		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 04/19/2021 BY HG Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS