LOT 179
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

JETER AGNIESZKA
318 SAW PALMETTO STREET
YULEE, FL 32097

**2025**

**44-2N-27-1003-0179-0000**

## 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 |
| Quality | 02 | Quality Level 02 |

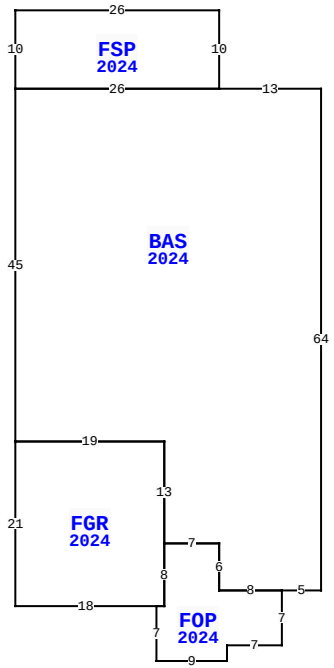
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,093 | 100 | 2024 | 2,093 | 274,643 |
| FGR | 399 | 55 | 2024 | 219 | 28,737 |
| FOP | 170 | 30 | 2024 | 51 | 6,692 |
| FSP | 260 | 40 | 2024 | 104 | 13,647 |
| TOTALS | 2,922 | | | 2,467 | 323,720 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,467 | 99.4080 | 131.22 | 323,720 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 2093 HX Base Yr 2024




318 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 | | 323,720 |
| TOTAL MARKET OB/XF VALUE | | 7,940 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 406,660 |
| SOH/AGL Deduction | | 5,876 |
| ASSESSED VALUE | | 400,784 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 350,062 |
| TOTAL JUST VALUE | | 406,660 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 389,489 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23000533 | CO ISSUED | 0 | 01/13/2023 |
| 22005893 | NEW CONSTR | 344,391 | 04/18/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2614/0075 | 1/13/2023 | SW | Q | I | 01 | 540,000 |
| GRANTOR: PULTE HOME COMPANY LL | | | | | | |
| GRANTEE: JETER AGNIESZKA | | | | | | |
| 2550/0405 | 3/25/2022 | SW | Q | V | 05 | 1,040,000 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: PULTE HOME COMPANY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,-20] W13 W26 S45 E19 S13 E7 S6 E8 E5 N64 $
FGR=[YR=2024;ORIG=-19,25] E19 S13 S8 W1 W18 N21 $
FOP=[YR=2024;ORIG=15,44] S7 W7 S2 W9 N7 E1 N8 E7 S6 E8 $
FSP=[YR=2024;ORIG=-19,-30] E26 S10 W26 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 | 100 | 0 | 0 | 794.00 | SF | 10.00 | 10.00 | 100 | 2023 | 2023 | | 100 | 7,940 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,940

| 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 02/27/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS