LOT 181
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

PERRY MATTHEW & HELEN
328 SAW PALMETTO STREET
YULEE, FL 32097

2025

44-2N-27-1003-0181-0000

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

BUILDING CHARACTERISTICS

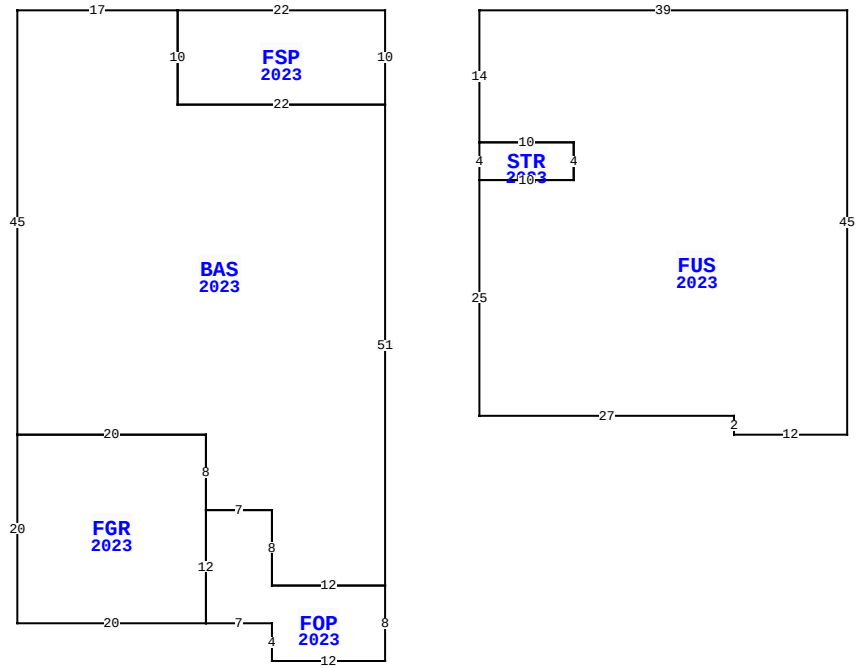
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03
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	1,783	100	2023	1,783	237,246
FGR	400	55	2023	220	29,273
FOP	180	30	2023	54	7,185
FSP	220	40	2023	88	11,709
FUS	1,661	100	2023	1,661	221,013
STR	40	10	2023	4	532
TOTALS	4,284			3,810	506,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,810	100.8000	133.06	506,959	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 3444 HX Base Yr



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

328 SAW PALMETTO ST, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		506,959
TOTAL MARKET OB/XF VALUE		85,197
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		667,156
SOH/AGL Deduction		8,246
ASSESSED VALUE		658,910
TOTAL EXEMPTION VALUE	13	658,910
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		667,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003282	CO ISSUED	0	03/13/2023
22017662	SWIM POOL	100,000	11/30/2022
22013347	NEW CONSTR	546,699	08/31/2022
22011387	SCRN ENCL	18,000	02/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/0851	3/15/2023	SW	U	I	11	100
GRANTOR: BUILDING HOMES FOR HE						
GRANTEE: PERRY MATTHEW & HEL						
2570/0878	5/31/2022	SW	U	I	11	100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: BUILDING HOMES FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,4] W22 N10 W17 S45 E20 S8 E7 S8 E12 N51 $
FSP=[YR=2023;ORIG=48,4] E22 N10 W22 S10 $
FGR=[YR=2023;ORIG=31,39] E20 S8 S12 W20 N20 $
FOP=[YR=2023;ORIG=51,47] E7 S8 E12 S8 W12 N4 W7 N12 $
FUS=[YR=2023;ORIG=80,-6] E39 S45 W12 N2 W27 N25 E10 N4 W10 N14 $
STR=[YR=2023;ORIG=80,12] E10 N4 W10 S4 $
.

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	654.00	SF	10.00	10.00	100	2024	2023		100	6,540	
2	0912	SCRN RM G	0	100	0	0	1,092.00	SF	20.00	20.00	100	2024	2023		100	21,840	
3	0861	POOL GUNIT	0	100	0	0	476.00	SF	85.00	85.00	100	2024	2023		100	40,460	
4	0855	CONC PAVER	0	100	0	0	616.00	SF	10.00	10.00	100	2024	2023		100	6,160	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
6	0476	VF 6 SBPL	0	100	0	0	240.00	LF	32.00	32.00	100	2024	2023		99	7,603	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

LAND DESCRIPTION

TOTAL OB/XF 85,197

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