LOT 182
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

SCHULT NATHAN D & EMILY A
332 SAW PALMETTO STREET
YULEE, FL 32097

2025

44-2N-27-1003-0182-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

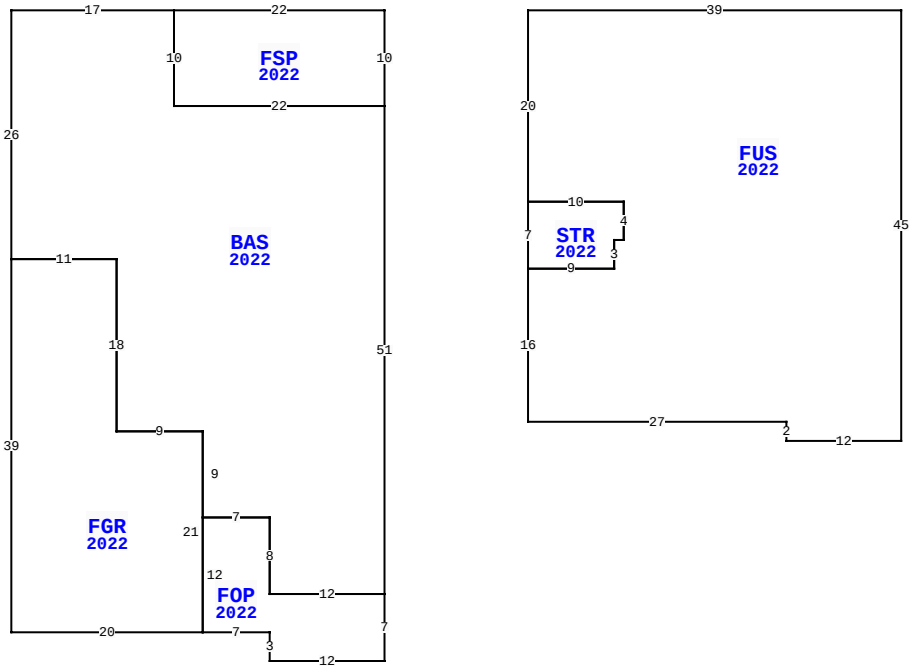
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	2022	1,565	195,426
FGR	618	55	2022	340	42,457
FOP	168	30	2022	50	6,244
FSP	220	40	2022	88	10,989
FUS	1,634	100	2022	1,634	204,042
STR	67	10	2022	7	875
TOTALS	4,272			3,684	460,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,684	95.0760	125.50	462,342	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 3199 HX Base Yr 2023



332 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		460,030
TOTAL MARKET OB/XF VALUE		6,336
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		541,366
SOH/AGL Deduction		14,267
ASSESSED VALUE		527,099
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		476,377
TOTAL JUST VALUE		541,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013607	CO ISSUED	0	09/07/2022
22002629	NEW CONSTR	533,336	02/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1285	9/09/2022	SW	Q	I	01	618,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: SCHULT NATHAN D & E						
2527/1161	1/07/2022	SW	Q	V	05	1,170,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W22 BAS=[YR=2022] W17 S26 FGR=[YR=2022] S39 E20 FOP=[YR=2022] E7 S3 E12 N7 W12 N8 W7 S12$ N21 W9 N18 W11$ E11 S18 E9 S9 E7 S8 E12 N51 W22 N10$ S10 E22 N10$ PTR=E15 FUS=[YR=2022] E39 S45 W12 N2 W27 N16 STR=[YR=2022] N7 E10 S4 W1 S3 W9$ E9 N3 E1 N4 W10 N20$ W15$.

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	640.00	SF	10.00	10.00	100	2022	2022	3	99	6,336	

LAND DESCRIPTION

TOTAL OB/XF 6,336

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 12/16/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS