LOT 183
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

CARLSON KEVIN & SHANNON
336 SAW PALMETTO STREET
YULEE, FL 32097

2025

44-2N-27-1003-0183-0000

BUILDING CHARACTERISTICS

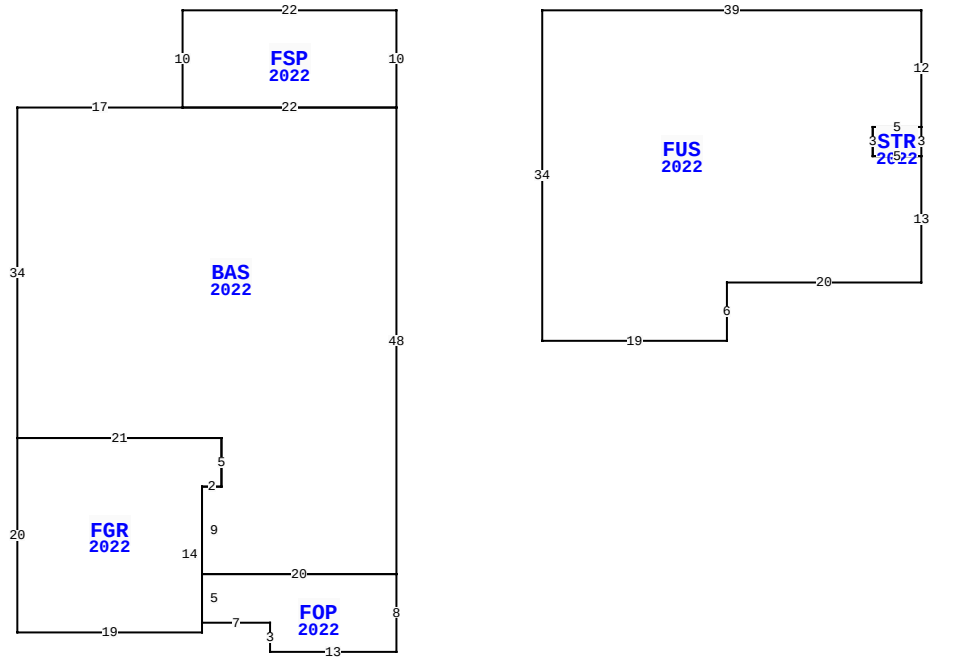
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	1,596	100	2022	1,596	217,654
FGR	390	55	2022	214	29,184
FOP	139	30	2022	42	5,728
FSP	220	40	2022	88	12,001
FUS	1,191	100	2022	1,191	162,422
STR	15	10	2022	2	273
TOTALS	3,551			3,133	427,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,133	103.8312	137.06	429,409	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2787 HX Base Yr 2023



336 SAW PALMETTO ST, YULEE

BLD DATE	03/21/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		427,262
TOTAL MARKET OB/XF VALUE		5,841
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		508,103
SOH/AGL Deduction		12,933
ASSESSED VALUE		495,170
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		444,448
TOTAL JUST VALUE		508,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018853	CO ISSUED	0	12/28/2022
22005895	NEW CONSTR	448,372	04/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2611/1708	12/30/2022	SW	Q	I	01	555,500
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: CARLSON KEVIN & SHA						
2550/0405	3/25/2022	SW	Q	V	05	1,040,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W22 S10 BAS=[YR=2022] W17 S34 FGR=[YR=2022] S20 E19 N1 FOP=[YR=2022] E7 S3 E13 N8 W20 S5$ N14 E2 N5 W21$ E21 S5 W2 S9 E20 N48 W22$ E22 N10$ PTR =E15 FUS=[YR=2022] E39 S12 STR=[YR=2022] W5 S3 E5 N3$ W5 S3 E5 S13 W20 S6 W19 N34$ 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	590.00	SF	10.00	10.00	100	2022	2022	3	99	5,841	

LAND DESCRIPTION

TOTAL OB/XF 5,841

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 02/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS