LOT 184
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

WILSON CHERYL MILLER & MARK LEONARD
340 SAW PALMETTO STREET
YULEE, FL 32097

2025

44-2N-27-1003-0184-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	02	Quality Level 02

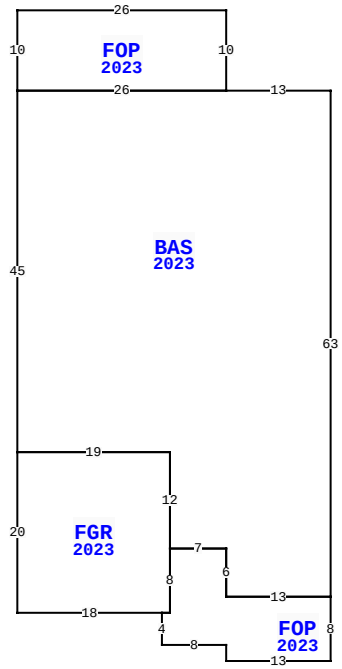
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2023	2,073	275,129
FGR	380	55	2023	209	27,738
FOP	192	30	2023	58	7,698
FOP	260	30	2023	78	10,352
TOTALS	2,905			2,418	320,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,418	100.5480	132.72	320,917	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2073 HX Base Yr 2024



340 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		320,917
TOTAL MARKET OB/XF VALUE		6,470
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		402,387
SOH/AGL Deduction		5,847
ASSESSED VALUE		396,540
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		345,818
TOTAL JUST VALUE		402,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001203	CO ISSUED	0	01/27/2023
22008583	NEW CONSTR	331,427	06/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2617/0440	1/27/2023	SW	Q	I	01	565,700
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WILSON CHERYL MILLE						
2565/0818	5/24/2022	SW	Q	V	05	780,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W13 W26 S45 E19 S12 E7 S6 E13 N63 $
FOP=[YR=2023;ORIG=31,0] E26 S10 W26 N10 $
FGR=[YR=2023;ORIG=31,55] E19 S12 S8 W1 W18 N20 $
FOP=[YR=2023;ORIG=50,67] E7 S6 E13 S8 W13 N2 W8 N4 E1 N8 $
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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	647.00	SF	10.00	10.00	100	2024	2023		100	6,470	

LAND DESCRIPTION

TOTAL OB/XF 6,470

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