LOT 203
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

GIBSON STEPHEN M & PATRICIA E
85365 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

44-2N-27-1003-0203-0000

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
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

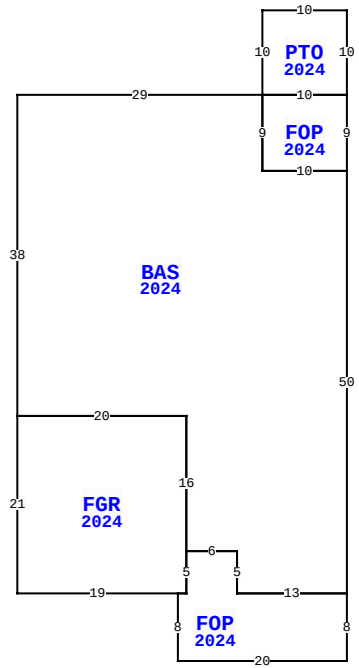
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,761	100	2024	1,761	242,384
FGR	420	55	2024	231	31,795
FOP	90	30	2024	27	3,716
FOP	190	30	2024	57	7,845
PTO	100	5	2024	5	688
TOTALS	2,561			2,081	286,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,081	104.2720	137.64	286,429	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1761 HX Base Yr



389 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	286,429
TOTAL MARKET OB/XF VALUE	7,950
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	369,379
SOH/AGL Deduction	0
ASSESSED VALUE	369,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,379
TOTAL JUST VALUE	369,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013961	CO ISSUED		10/30/2023
22017388	NEW CONSTR	331,555	11/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1449	11/15/2023	SW	Q	I	01	441,300
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: GIBSON STEPHEN M &						
2607/0313	12/08/2022	SW	Q	V	05	845,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=39,9] W10 N9 W29 S38 E20 S16 E6 S5 E13 N50 $
FGR=[YR=2024;ORIG=0,38] E20 S16 S5 W1 W19 N21 $
FOP=[YR=2024;ORIG=20,54] E6 S5 E13 S8 W20 N8 E1 N5 $
FOP=[YR=2024;ORIG=29,0] E10 S9 W10 N9 $
PTO=[YR=2024;ORIG=29,-10] E10 S10 W10 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	0	0	0	795.00	SF	10.00	10.00	100	2024	2023		100	7,950	

LAND DESCRIPTION

TOTAL OB/XF 7,950

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	000100	C	RES	0		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 11/07/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS