

LOT 204
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

WEHBY ABRAHAM JASON SALEEM & MIKAELA MARISSA
385 SAW PALMETTO STREET
YULEE, FL 32097

2025

44-2N-27-1003-0204-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
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	1,596	100	2024	1,596	205,118
FGR	390	55	2024	214	27,503
FOP	130	30	2024	39	5,012
FOP	260	30	2024	78	10,025
FUS	1,173	100	2024	1,173	150,754
STR	33	10	2024	3	386
TOTALS	3,582			3,103	398,798

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,103	97.3636	128.52	398,798	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024						Heated Area: 2769		HX Base Yr 2024			
BLD DATE				LGL DATE							
XF DATE				LAND DATE							