LOT 205
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

**HAZELWOOD BRIAN STEVEN & BRANDI MARSINO**
381 SAW PALMETTO ST
YULEE, FL 32097

**2025**

**44-2N-27-1003-0205-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

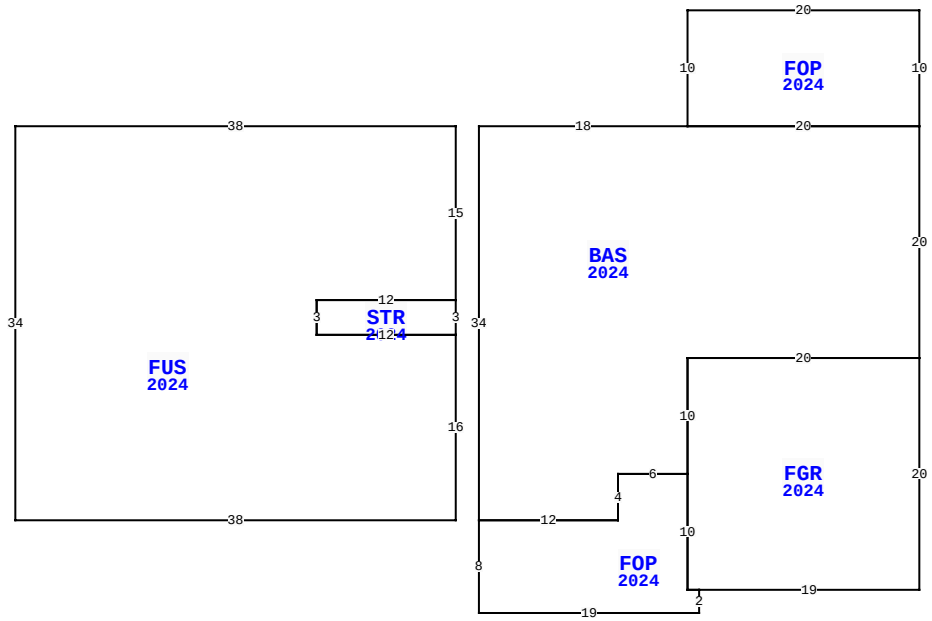
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| 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 | 988 | 100 | 2024 | 988 | 131,305 |
| FGR | 400 | 55 | 2024 | 220 | 29,238 |
| FOP | 170 | 30 | 2024 | 51 | 6,778 |
| FOP | 200 | 30 | 2024 | 60 | 7,974 |
| FUS | 1,256 | 100 | 2024 | 1,256 | 166,922 |
| STR | 36 | 10 | 2024 | 4 | 532 |
| TOTALS | 3,050 | | | 2,579 | 342,749 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,579 | 100.6848 | 132.90 | 342,749 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 2244 HX Base Yr 2024




381 SAW PALMETTO ST, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 342,749 |
| TOTAL MARKET OB/XF VALUE | | 7,170 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 424,919 |
| SOH/AGL Deduction | | 6,360 |
| ASSESSED VALUE | | 418,559 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 367,837 |
| TOTAL JUST VALUE | | 424,919 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 406,763 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230008762 | CO ISSUED | | 07/10/2023 |
| 22015896 | NEW CONSTR | 409,045 | 10/21/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2653/1663 | 7/12/2023 | SW | U | I | 41 | 468,000 |
| GRANTOR: PULTE HOME COMPANY | | | | | | |
| GRANTEE: HAZELWOOD BRIAN STE | | | | | | |
| 2653/1610 | 7/12/2023 | SW | Q | I | 01 | 468,000 |
| GRANTOR: PULTE HOME COMPANY | | | | | | |
| GRANTEE: HAZELWOOD BRIAN STE | | | | | | |

## BUILDING NOTES

## 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 | 717.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 7,170 | |

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=112,0] E18 E20 S20 W20 S10 W6 S4 W12 N34 $
FUS=[YR=2024;ORIG=110,0] S15 W12 S3 E12 S16 W38 N34 E38 $
STR=[YR=2024;ORIG=110,15] W12 S3 E12 N3 $
FGR=[YR=2024;ORIG=150,20] W20 S10 S10 E1 E19 N20 $
FOP=[YR=2024;ORIG=130,30] W6 S4 W12 S8 E19 N2 W1 N10 $
FOP=[YR=2024;ORIG=130,-10] E20 S10 W20 N10 $
.

## LAND DESCRIPTION

TOTAL OB/XF 7,170

| 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 | 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 08/11/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS