LOT 207
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

LINDHOLM ERIN B & CARL JR
373 SAW PALMETTO ST
YULEE, FL 32097

2025

44-2N-27-1003-0207-0000

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

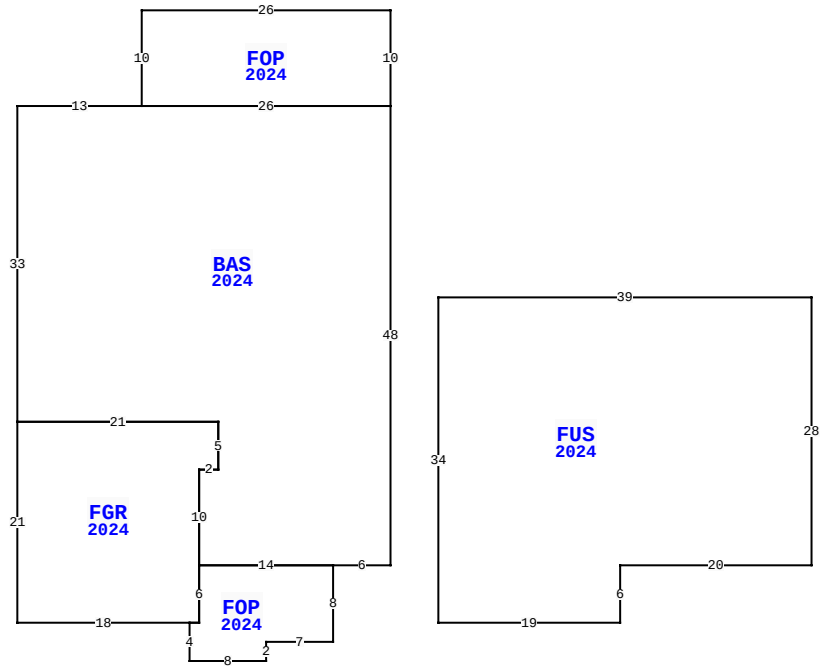
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,577	100	2024	1,577	197,220
FGR	409	55	2024	225	28,139
FOP	130	30	2024	39	4,877
FOP	260	30	2024	78	9,755
FUS	1,206	100	2024	1,206	150,822
TOTALS	3,582			3,125	390,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,125	94.7416	125.06	390,812	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2783 HX Base Yr



373 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	390,812
TOTAL MARKET OB/XF VALUE	6,570
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	472,382
SOH/AGL Deduction	0
ASSESSED VALUE	472,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	472,382
TOTAL JUST VALUE	472,382
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012490	CO ISSUED		09/27/2023
22014178	NEW CONSTR	448,307	09/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/828	9/28/2023	SW	Q	I	01	539,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: LINDHOLM ERIN B & C						
2550/0405	3/25/2022	SW	Q	V	05	1,040,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=39,10] W26 W13 S33 E21 S5 W2 S10 E14 E6 N48 $
FUS=[YR=2024;ORIG=83,30] W39 S34 E19 N6 E20 N28 $
FOP=[YR=2024;ORIG=13,0] E26 S10 W26 N10 $
FGR=[YR=2024;ORIG=0,43] E21 S5 W2 S10 S6 W1 W18 N21 $
FOP=[YR=2024;ORIG=19,58] E14 S8 W7 S2 W8 N4 E1 N6 $
.

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	657.00	SF	10.00	10.00	100	2024	2023		100	6,570	

LAND DESCRIPTION

TOTAL OB/XF 6,570

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 10/05/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS