LOT 208
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

ROMANO EDWARD & CONSTANCE
369 SAW PALMETTO STREET
YULEE, FL 32097

2025

44-2N-27-1003-0208-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

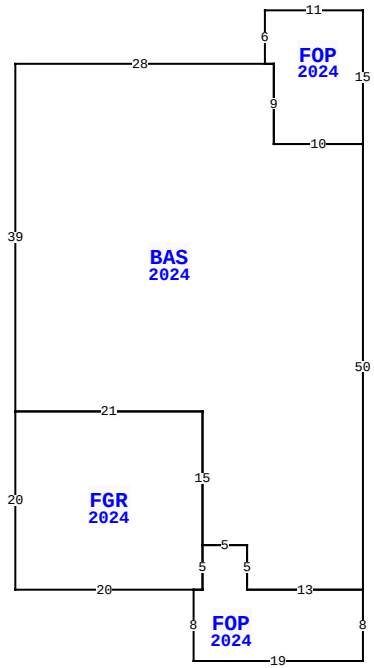
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,766	100	2024	1,766	241,765
FGR	420	55	2024	231	31,624
FOP	156	30	2024	47	6,434
FOP	177	30	2024	53	7,256
TOTALS	2,519			2,097	287,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,097	103.7134	136.90	287,079	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1766 HX Base Yr 2024



369 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		287,079
TOTAL MARKET OB/XF VALUE		7,310
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		369,389
SOH/AGL Deduction		112,972
ASSESSED VALUE		256,417
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,695
TOTAL JUST VALUE		369,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003652	CO ISSUED	0	03/20/2023
22013188	NEW CONSTR	290,488	08/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1243	3/23/2023	SW	Q	I	01	520,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: ROMANO EDWARD & CON						
2580/0048	7/25/2022	SW	Q	V	01	65,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

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	731.00	SF	10.00	10.00	100	2024	2023		100	7,310	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W10 N9 W1 W28 S39 E21 S15 E5 S5 E13 N50 $
FOP=[YR=2024;ORIG=140,-15] S15 W10 N9 W1 N6 E11 $
FGR=[YR=2024;ORIG=101,30] E21 S15 S5 W1 W20 N20 $
FOP=[YR=2024;ORIG=140,50] S8 W19 N8 E1 N5 E5 S5 E13 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,310

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 07/06/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS