LOT 209
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BROWN JOSHUA C & REBECCA
365 SAW PALMETTO ST
YULEE, FL 32097

2025

44-2N-27-1003-0209-0000

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		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

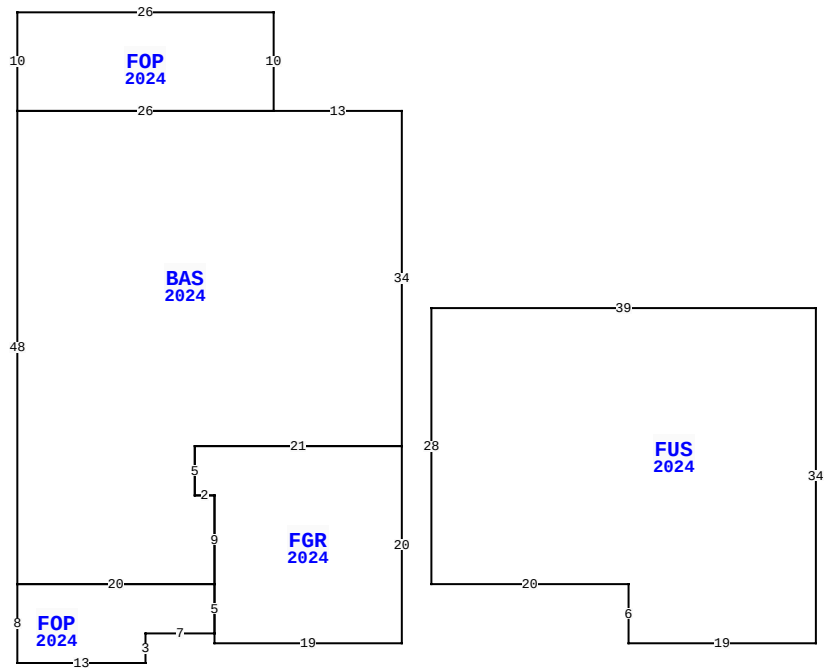
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		

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	139	30	2024	42	5,398
FOP	260	30	2024	78	10,025
FUS	1,206	100	2024	1,206	154,995
TOTALS	3,591			3,136	403,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,136	97.3636	128.52	403,039	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2802 HX Base Yr 2024



365 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		403,039
TOTAL MARKET OB/XF VALUE		6,830
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		484,869
SOH/AGL Deduction		39,391
ASSESSED VALUE		445,478
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		394,756
TOTAL JUST VALUE		484,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005554	CO ISSUED		04/28/2023
22014395	NEW CONSTR	443,774	09/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/1755	5/04/2023	SW	Q	I	01	537,300
GRANTOR: PULTE HOME COMPANY						
GRANTEE: BROWN JOSHUA C & RE						
2592/1236	9/23/2022	SW	Q	V	05	780,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=39,0] W13 W26 S48 E20 N9 W2 N5 E21 N34 $
FOP=[YR=2024;ORIG=0,-10] E26 S10 W26 N10 $
FGR=[YR=2024;ORIG=18,34] E21 S20 W19 N1 N5 N9 W2 N5 $
FOP=[YR=2024;ORIG=0,48] S8 E13 N3 E7 N5 W20 $
FUS=[YR=2024;ORIG=81,20] S34 W19 N6 W20 N28 E39 $
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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	683.00	SF	10.00	10.00	100	2024	2023		100	6,830	

LAND DESCRIPTION

TOTAL OB/XF 6,830

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