LOT 210
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

MAY STEPHEN M/PENNEY JACLYN M
353 SAW PALMETTO ST
YULEE, FL 32097

2025

44-2N-27-1003-0210-0000

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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

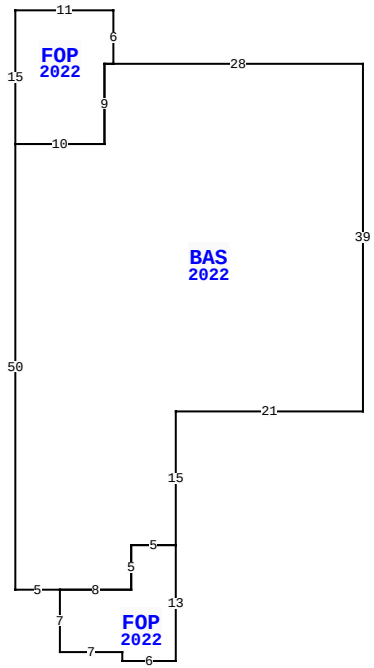
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100	2022	1,766	242,041
FOP	122	30	2022	37	5,071
FOP	156	30	2022	47	6,442
TOTALS	2,044			1,850	253,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,850	106.4950	140.57	260,054	2022	2022	2	0	0	0.50	97.50

1 SNGL FAM – 100% - 2025 Heated Area: 1766 HX Base Yr 2025



353 SAW PALMETTO ST, YULEE

BLD DATE	03/21/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,553
TOTAL MARKET OB/XF VALUE		7,187
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		335,740
SOH/AGL Deduction		71,895
ASSESSED VALUE		263,845
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,123
TOTAL JUST VALUE		335,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015901	CO ISSUED	0	10/21/2022
22004756	NEW CONSTR	298,313	03/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2599/0612	10/24/2022	SW	Q	I	01	416,600
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: MAY STEPHEN M & JAC						
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=2022] W28 FOP=[YR=2022] N6 W11 S15 E10 N9 E1$ W1 S9 W10 S50 E5 FOP=[YR=2022] S7 E7 S1 E6 N13 W5 S5 W8$ E8 N5 E5 N15 E21 N39$.

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	726.00	SF	10.00	10.00	100	2022	2022	3	99	7,187	

LAND DESCRIPTION

TOTAL OB/XF 7,187

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 12/16/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS