LOT 211
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

JORGENSON DEREK & NICOLE
329 SAW PALMETTO STREET
YULEE, FL 32097

2025

44-2N-27-1003-0211-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	02	Quality Level 02

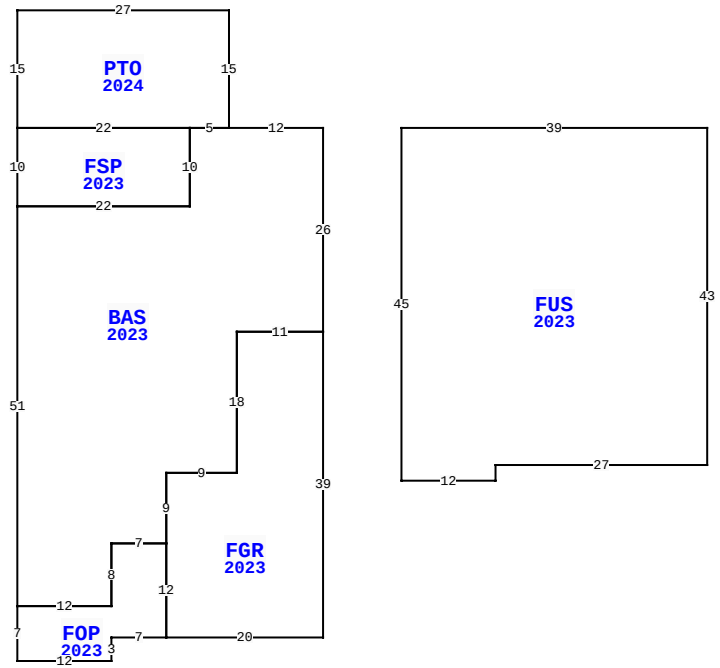
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	2023	1,565	196,048
FGR	618	55	2023	340	42,592
FOP	168	30	2023	50	6,264
FSP	220	40	2023	88	11,024
FUS	1,701	100	2023	1,701	213,084
PTO	405	5	2024	20	2,505
TOTALS	4,677			3,764	471,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,764	94.9050	125.27	471,516	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 3266 HX Base Yr 2024



329 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		471,516
TOTAL MARKET OB/XF VALUE		15,115
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		561,631
SOH/AGL Deduction		9,211
ASSESSED VALUE		552,420
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		501,698
TOTAL JUST VALUE		561,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014348		23,900	11/07/2023
23001550	CO ISSUED	0	02/03/2023
22006959	NEW CONSTR	533,336	05/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/1448	8/29/2023	SW	Q	I	01	600,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: JORGENSON DEREK & N						
2527/1161	1/07/2022	SW	Q	V	05	1,170,000
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	824.00	SF	10.00	10.00	100	2023	2023		100	8,240	
2	0911	SCRN RM A	0	100	0	0	405.00	SF	17.50	17.50	100	2024	2023		97	6,875	

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=75,0] E39 S43 W27 S2 W12 N45 $
BAS=[YR=2023;ORIG=65,0] W12 W5 S10 W22 S51 E12 N8 E7 N9 E9 N18 E11 N26 $
FGR=[YR=2023;ORIG=65,26] W11 S18 W9 S9 S12 E20 N39 $
PTO=[YR=2024;ORIG=26,-15] E27 S15 W5 W22 N15 $
FSP=[YR=2023;ORIG=26,0] E22 S10 W22 N10 $
FOP=[YR=2023;ORIG=38,53] E7 S12 W7 S3 W12 N7 E12 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,115

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 01/30/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS