LOT 88
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

RAHIM LINDA M/RAHIM ASHLEY R
632 PALMETTO PLACE
YULEE, FL 32097

**2026**

**44-2N-27-1003-0088-0000**

## 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 100 |
| 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 | 01 | Quality Level 01 |

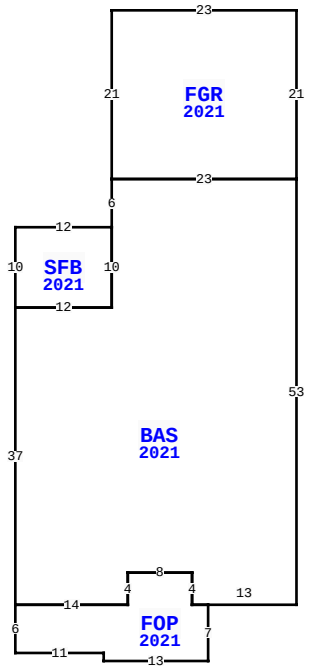
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,631 | 100 | 2021 | 1,631 | 218,617 |
| FGR | 483 | 55 | 2021 | 266 | 35,654 |
| FOP | 189 | 30 | 2021 | 57 | 7,641 |
| SFB | 120 | 80 | 2021 | 96 | 12,868 |
| TOTALS | 2,423 | | | 2,050 | 274,780 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,050 | 97.9020 | 136.08 | 278,964 | 2021 | 2021 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM 0% - 2024 Heated Area: 1727 HX Base Yr




632 PALMETTO PL, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/21/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 274,780 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 349,780 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 349,780 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 349,780 |
| TOTAL JUST VALUE | 349,780 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 355,257 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23001868 | REMODEL | 17,020 | 02/10/2023 |
| 220001240 | CO ISSUED | | 01/21/2022 |
| 21006315 | NEW CONSTR | 245,430 | 07/10/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2854/680 | 3/16/2026 | WD | Q | I | 01 | 405,000 |
| GRANTOR: BRADFIELD PATRICK A & | | | | | | |
| GRANTEE: RAHIM LINDA M | | | | | | |
| 2534/1149 | 1/28/2022 | SW | Q | I | 01 | 368,000 |
| GRANTOR: MATTAMY JACKSONVILLE | | | | | | |
| GRANTEE: BRADFIELD PATRICK A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-23,21] S6 S10 W12 S37 E14 N4 E8 S4 E13 N53 W23 $
FGR=[YR=2021;ORIG=0,0] W23 S21 E23 N21 $
FOP=[YR=2021;ORIG=-35,74] S6 E11 S1 E13 N7 W2 N4 W8 S4 W14 $
SFB=[YR=2021;ORIG=-23,27] W12 S10 E12 N10 $
.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 04/14/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS