

LOT 176
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

GRIFFIN JAMES RYAN & APRIL HUYNH
306 SAW PALMETTO ST
YULEE, FL 32097

2026

44-2N-27-1003-0176-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	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	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
BAS	2,073	100
FGR	380	55
FOP	208	30
FOP	260	30
TOTALS	2,921	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,422	95.6088	132.90	321,884	2023	2023	0	0	0	0.50	99.50	
1 SNGL FAM				100% - 2024				Heated Area: 2073				HX Base Yr 2024	
306 SAW PALMETTO ST, YULEE													