LOT 177
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

CRISS CONARD SCOTT & JAN MARIE
310 SAW PALMETTO STREET
YULEE, FL 32097

2026

44-2N-27-1003-0177-0000

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	11	CLAY TILE 100
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
Quality	01	Quality Level 01

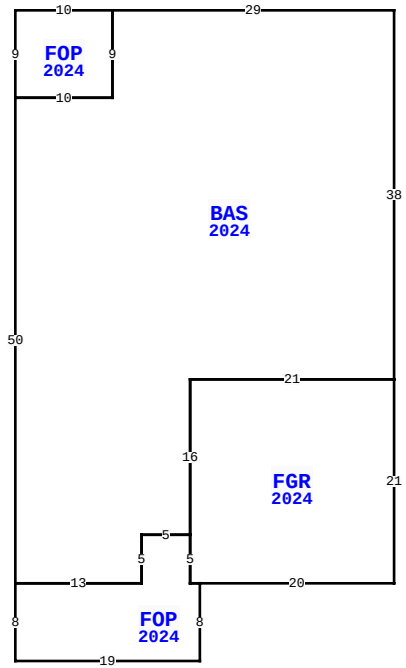
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,745	100	2024	1,745	261,830
FGR	441	55	2024	243	36,461
FOP	90	30	2024	27	4,052
FOP	177	30	2024	53	7,952
TOTALS	2,453			2,068	310,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,068	108.4860	150.80	311,854	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 1745 HX Base Yr 2024



310 SAW PALMETTO ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		310,295
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		385,295
SOH/AGL Deduction		0
ASSESSED VALUE		385,295
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		333,884
TOTAL JUST VALUE		385,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003732	CO ISSUED	0	03/21/2023
22009682	NEW CONSTR	288,554	06/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/0275	3/24/2023	SW	Q	I	01	445,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: CRISS CONARD SCOTT						
2565/0818	5/24/2022	SW	Q	V	05	780,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=31,-20] W29 S9 W10 S50 E13 N5 E5 N16 E21 N38 $
FOP=[YR=2024;ORIG=-8,-20] E10 S9 W10 N9 $
FGR=[YR=2024;ORIG=10,18] E21 S21 W20 W1 N5 N16 $
FOP=[YR=2024;ORIG=-8,39] S8 E19 N8 W1 N5 W5 S5 W13 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000135	C	RES NATURAL	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS