LOT 178
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

MERRILL LEE SALVATORE
314 SAW PALMETTO STREET
YULEE, FL 32097

2026

44-2N-27-1003-0178-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

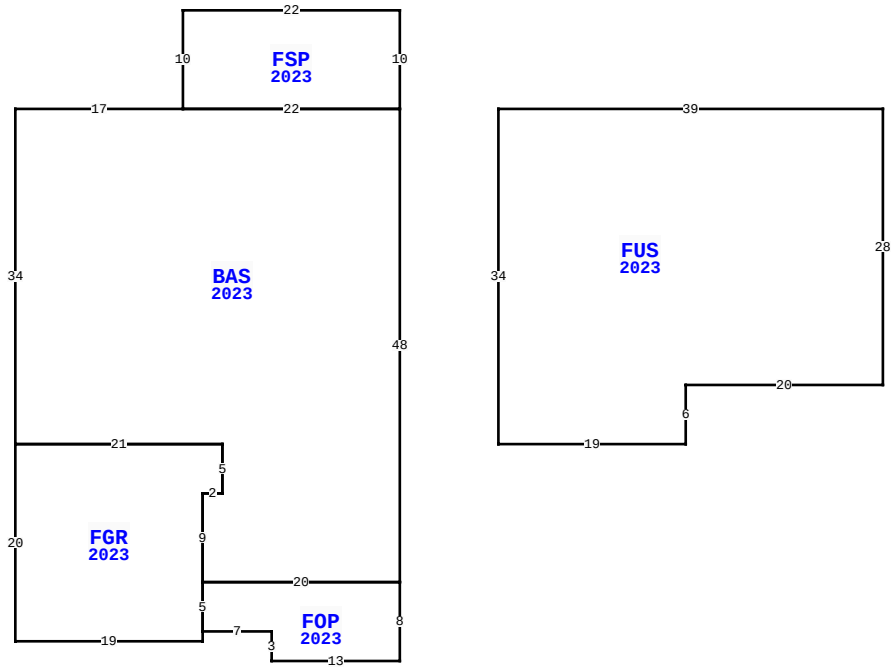
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,596	100	2023	1,596	205,427
FGR	390	55	2023	214	27,545
FOP	139	30	2023	42	5,406
FSP	220	40	2023	88	11,327
FUS	1,206	100	2023	1,206	155,228
TOTALS	3,551			3,146	404,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,146	93.0672	129.36	406,967	2023	2023	0	0	0	0.50	99.50

2 SNGL FAM 100% - 2024 Heated Area: 2802 HX Base Yr 2024



314 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		404,932
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		479,932
SOH/AGL Deduction		0
ASSESSED VALUE		479,932
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		428,521
TOTAL JUST VALUE		479,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002082	CO ISSUED	0	02/16/2023
22006623	NEW CONSTR	448,372	04/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/1044	6/02/2023	SW	Q	I	01	547,900
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: MERRILL LEE SALVATO						
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=2023;ORIG=80,10] W22 W17 S34 E21 S5 W2 S9 E20 N48 $
FSP=[YR=2023;ORIG=58,0] E22 S10 W22 N10 $
FGR=[YR=2023;ORIG=41,44] E21 S5 W2 S9 S5 S1 W19 N20 $
FOP=[YR=2023;ORIG=60,58] E20 S8 W13 N3 W7 N5 $
FUS=[YR=2023;ORIG=90,10] E39 S28 W20 S6 W19 N34 $
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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 01/30/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS