

LOT 179
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

JETER AGNIESZKA
318 SAW PALMETTO STREET
YULEE, FL 32097

2026

44-2N-27-1003-0179-0000



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 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			
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	2,093	100	2024	2,093	272,604
FGR	399	55	2024	219	28,524
FOP	170	30	2024	51	6,643
FSP	260	40		104	13,546
TOTALS	2,922			2,467	321,315

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,467	94.1760	130.90	322,930	2023	2023	0	0	0	0.50	99.50
1 SNGL FAM			100% - 2024				Heated Area: 2093			HX Base Yr 2024		

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 4			Tax Dist:					
BUILDING MARKET VALUE					321,315			
TOTAL MARKET OB/XF VALUE					0			
TOTAL LAND VALUE - MARKET					75,000			
TOTAL MARKET VALUE					396,315			
SOH/AGL Deduction					0			
ASSESSED VALUE					396,315			
TOTAL EXEMPTION VALUE			HX HB		51,411			
BASE TAXABLE VALUE					344,904			
TOTAL JUST VALUE					396,315			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					406,660			