LOT 190
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

THOMAS ROCK E & MELISSA
378 SAW PALMETTO ST
YULEE, FL 32097

2026

44-2N-27-1003-0190-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

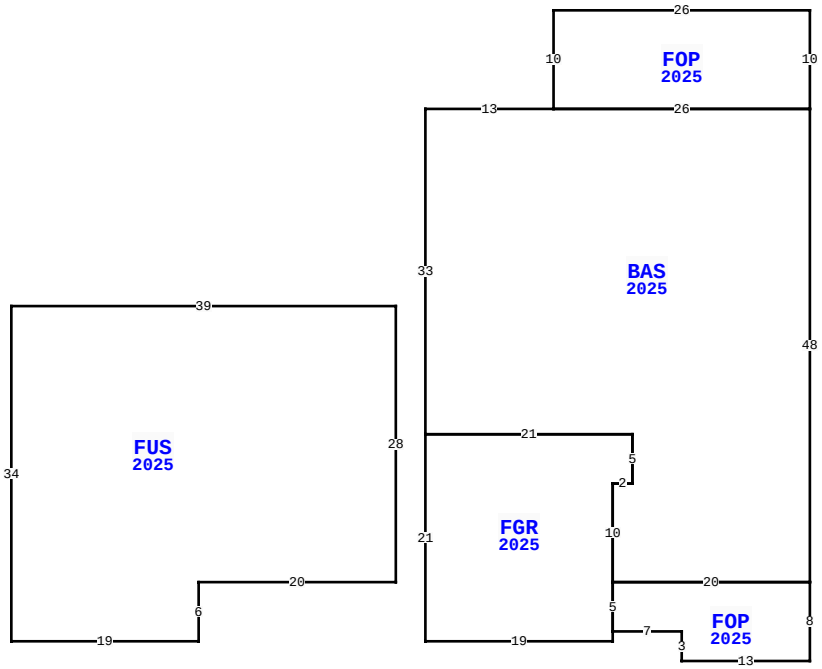
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,577	100	2025	1,577	202,187
FGR	409	55	2025	225	28,847
FOP	139	30	2025	42	5,385
FOP	260	30	2025	78	10,000
FUS	1,206	100	2025	1,206	154,621
TOTALS	3,591			3,128	401,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,128	92.2392	128.21	401,041	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2783 HX Base Yr 2025



378 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		401,041
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		476,041
SOH/AGL Deduction		0
ASSESSED VALUE		476,041
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		424,630
TOTAL JUST VALUE		476,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004965			01/24/2024
230009662	NEW SFR	505,277	07/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2691/1538	1/26/2024	SW	Q	I	01	594,300
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: THOMAS ROCK E & MEL						
2607/0313	12/08/2022	SW	Q	V	05	845,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,0] W26 W13 S33 E21 S5 W2 S10 E20 N48 $
FGR=[YR=2025;ORIG=51,33] E21 S5 W2 S10 S5 S1 W19 N21 $
FOP=[YR=2025;ORIG=64,-10] E26 S10 W26 N10 $
FOP=[YR=2025;ORIG=70,48] E20 S8 W13 N3 W7 N5 $
FUS=[YR=2025;ORIG=9,20] 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 02/21/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS