LOT 192
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

GREER MARK D & ROXY R L/E/
386 SAW PALMETTO STREET
YULEE, FL 32097

2026

44-2N-27-1003-0192-0000

BUILDING CHARACTERISTICS

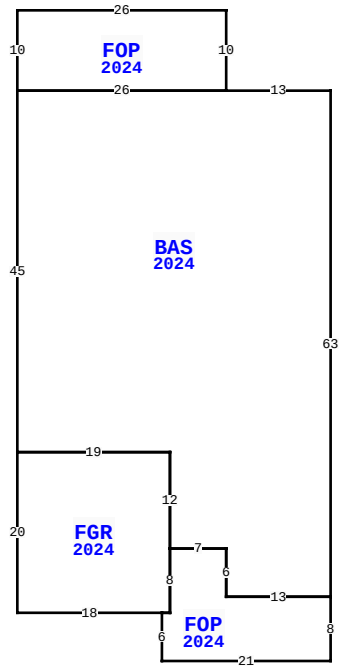
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2024	2,073	274,124
FGR	380	55	2024	209	27,637
FOP	208	30	2024	62	8,199
FOP	260	30	2024	78	10,314
TOTALS	2,921			2,422	320,275

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



386 SAW PALMETTO ST, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		320,275
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		395,275
SOH/AGL Deduction		0
ASSESSED VALUE		395,275
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		343,864
TOTAL JUST VALUE		395,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006604	CO ISSUED		05/19/2023
22017355	NEW CONSTR	386,596	11/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
202645014177	5/04/2026	LE	U	I	11	100
GRANTOR: GREER MARK D & ROXY R						
GRANTEE: GREER NOAH DAVID						
2650/184	6/13/2023	SW	Q	I	01	522,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: GREER MARK D & ROXY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,0] W13 W26 S45 E19 S12 E7 S6 E13 N63 $
FOP=[YR=2024;ORIG=91,0] E26 N10 W26 S10 $
FGR=[YR=2024;ORIG=91,45] E19 S12 S8 W1 W18 N20 $
FOP=[YR=2024;ORIG=110,57] E7 S6 E13 S8 W21 N6 E1 N8 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/06/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS