LOT 193
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

DUPUIS MATTHEW
390 SAW PALMETTO ST
YULEE, FL 32097

2026

44-2N-27-1003-0193-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

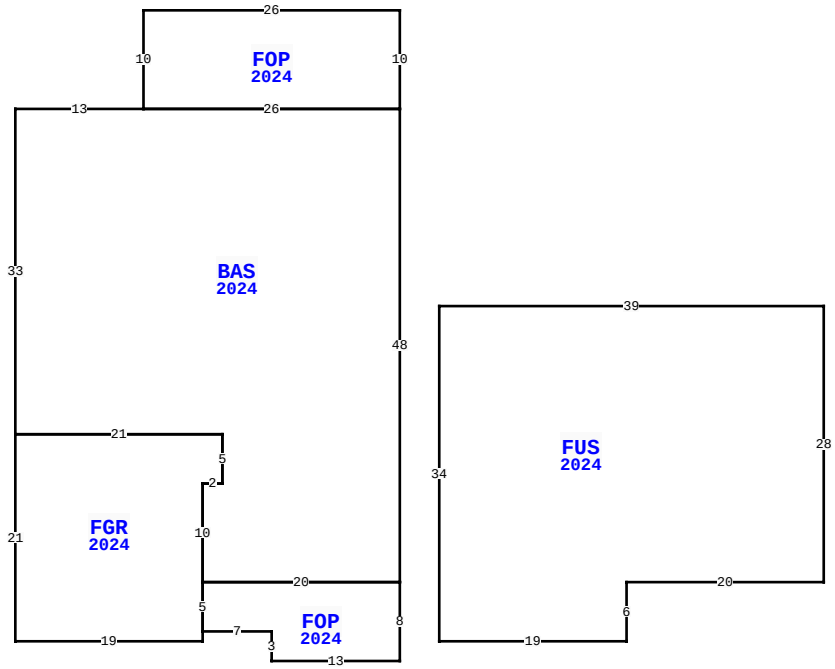
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2024	1,577	205,146
FGR	409	55	2024	225	29,270
FOP	139	30	2024	42	5,464
FOP	260	30	2024	78	10,147
FUS	1,206	100	2024	1,206	156,884
TOTALS	3,591			3,128	406,910

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	94.0608	130.74	408,955	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2026 Heated Area: 2783 HX Base Yr 2026



390 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		406,910
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		481,910
SOH/AGL Deduction		81,615
ASSESSED VALUE		400,295
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		348,884
TOTAL JUST VALUE		481,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012356	CO ISSUED		09/26/2023
23001922	NEW CONSTR	501,688	02/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/104	9/27/2023	SW	Q	I	01	660,400
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: DUPUIS MATTHEW						
2527/1161	1/07/2022	SW	Q	V	05	1,170,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=39,10] W26 W13 S33 E21 S5 W2 S10 E20 N48 $
FUS=[YR=2024;ORIG=43,30] E39 S28 W20 S6 W19 N34 $
FOP=[YR=2024;ORIG=13,0] E26 S10 W26 N10 $
FOP=[YR=2024;ORIG=19,58] E20 S8 W13 N3 W7 N5 $
FGR=[YR=2024;ORIG=0,43] E21 S5 W2 S10 S5 S1 W19 N21 $
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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 10/05/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS