LOT 204
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

WEHBY ABRAHAM JASON SALEEM & MIKAELA MARISSA
385 SAW PALMETTO STREET
YULEE, FL 32097

2026

44-2N-27-1003-0204-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

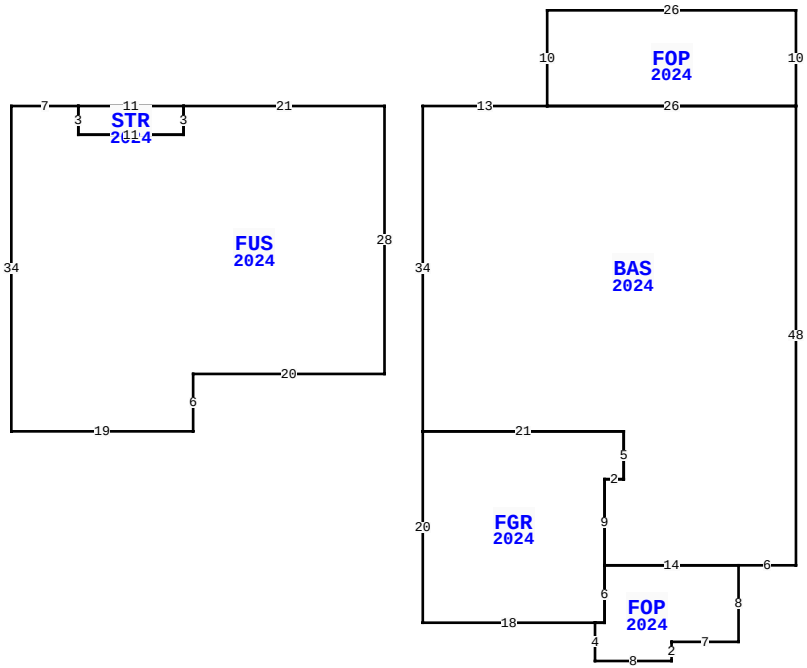
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,596	100	2024	1,596	203,600
FGR	390	55	2024	214	27,300
FOP	130	30	2024	39	4,975
FOP	260	30	2024	78	9,950
FUS	1,173	100	2024	1,173	149,638
STR	33	10	2024	3	383
TOTALS	3,582			3,103	395,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,103	92.2392	128.21	397,836	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2769 HX Base Yr 2024



385 SAW PALMETTO ST, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,847
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		470,847
SOH/AGL Deduction		0
ASSESSED VALUE		470,847
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		419,436
TOTAL JUST VALUE		470,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005700	CO ISSUED		05/02/2023
22015898	NEW CONSTR	501,389	10/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/432	5/05/2023	SW	Q	I	01	560,514
GRANTOR: PULTE HOME COMPANY						
GRANTEE: WEHBY ABRAHAM JASON						
2592/1236	9/23/2022	SW	Q	V	05	780,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=156,0] S48 W6 W14 N9 E2 N5 W21 N34 E13 E26 $
FOP=[YR=2024;ORIG=130,-10] E26 S10 W26 N10 $
FGR=[YR=2024;ORIG=117,34] E21 S5 W2 S9 S6 W1 W18 N20 $
FOP=[YR=2024;ORIG=136,48] E14 S8 W7 S2 W8 N4 E1 N6 $
FUS=[YR=2024;ORIG=74,0] E7 S3 E11 N3 E21 S28 W20 S6 W19 N34 $
STR=[YR=2024;ORIG=81,0] S3 E11 N3 W11 $
.

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	000100	C	RES	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