

LOT 206
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

MACBETH SUMNER C/GENTRY MEREDITH ANNE
377 SAW PALMETTO ST
YULEE, FL 32097

2026

44-2N-27-1003-0206-0000



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/LAMNT 70			
Interior Floor	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			
				BLD DATE				LGL DATE					
				XF DATE				LAND DATE					
				INC DATE				AG DATE					

NASSAU COUNTY PROPERTY					PAGE 1 of 1	
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				404,625		