

LOT 168
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

FUDGE CARL M/RUMBA MERRILL
312 MUHLY GRASS STREET
YULEE, FL 32097

2023

44-2N-27-1003-0168-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

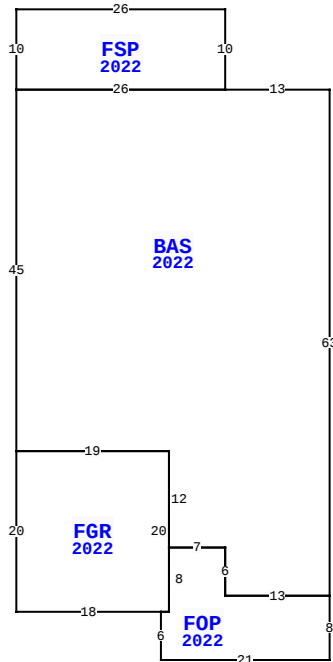
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2,073	247,972
FGR	380	55	209	25,001
FOP	208	30	62	7,416
FSP	260	40	104	12,440
TOTALS	2,921		2,448	292,830

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0855	CONC PAVER	0	100	0	0	
2	0476	VF 6 SBPL	0	100	0	0	
3	0470	VNYL GATE	0	100	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	F D			
1	000135	C	SFR	CNSVTN	100				

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,448	100.7342	119.62	292,830	2022	2022	0	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2023													
Heated Area: 2073													
HX Base Yr 2023													



312 MUHLY GRASS ST, YULEE										BLD DATE	03/21/2023	NW	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												292,830	
TOTAL MARKET OB/XF VALUE												17,218	
TOTAL LAND VALUE - MARKET												75,000	
TOTAL MARKET VALUE												385,048	
SOH/AGL Deduction												41,041	
ASSESSED VALUE												344,007	
TOTAL EXEMPTION VALUE												55,000	
BASE TAXABLE VALUE												289,007	
TOTAL JUST VALUE												385,048	
NCON VALUE												308,285	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012178	CO ISSUED	0	08/10/2022
22002833	NEW CONSTR	345,589	02/22/2022
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SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2585/0111	8/11/2022	SW	Q	I	01	453,700	
GRANTOR: PULTE HOME COMPANY LL							
GRANTEE: FUDGE CARL M & MERR							
2527/1161	1/07/2022	SW	Q	V	05	1,170,000	
GRANTOR: WILDLIGHT LLC							
GRANTEE: PULTE HOME COMPANY							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W13 FSP=[YR=2022] N10 W26 S10 E26\$ W26 S45 FGR=[YR=2022] S20 E18 FOP=[YR=2022] S6 E21 N8 W13 N6 W7 S8 W1\$ E1 N20 W19\$ E19 S12 E7 S6 E13 N63\$.													