

LOT 171
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

WILLIAMSON JOSHUA & LINDSAY
330 MUHLY GRASS STREET
YULEE, FL 32097

2023

44-2N-27-1003-0171-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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
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	252,098
FGR	380	55	209	25,416
FOP	192	30	58	7,053
PTO	120	5	6	730
TOTALS	2,765		2,346	285,297

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
1	0855	CONC PAVER	0 100	0	0	552.00	SF	10.00	10.00	100	2022	2022	3
2	0855	CONC PAVER	0 100	3	11	33.00	SF	10.00	10.00	100	2022	2022	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000135	C	SFR CNSVTN	100		PD-ENC	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																
0900	01	2,346	102.4100	121.61	285,297	2022	2022	0	0	0	0.00	100.00																
1 SNGL FAM - 100% - 2023			Heated Area: 2073					HX Base Yr 2023																				
330 MUHLY GRASS ST, YULEE																												
<table><tr><td>BLD DATE</td><td>03/21/2023</td><td>NW</td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td></td><td>AG DATE</td><td></td></tr></table>														BLD DATE	03/21/2023	NW	LGL DATE		XF DATE			LAND DATE		INC DATE			AG DATE	
BLD DATE	03/21/2023	NW	LGL DATE																									
XF DATE			LAND DATE																									
INC DATE			AG DATE																									

TOTAL OB/XF													
5,850													

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5,850													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		285,297	
TOTAL MARKET OB/XF VALUE		5,850	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		366,147	
SOH/AGL Deduction		0	
ASSESSED VALUE		366,147	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		316,147	
TOTAL JUST VALUE		366,147	
NCON VALUE		291,147	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017998	CO ISSUED	0	12/07/2022
22005861	NEW CONSTR	337,415	04/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/0602	12/21/2022	SW	Q	I	01	504,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WILLIAMSON JOSHUA &						
2550/0405	3/25/2022	SW	Q	V	05	1,040,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W23 PTO=[YR=2022] N10 W12 S10 E12\$ W16 S45 FGR=[YR=2022] S20 E18 FOP=[YR=2022] S4 E8 S2 E13 N8 W13 N6 W7 S8W1\$ E1 N20 W19\$ E19 S12 E7 S6 E13 N63\$.													