

LOT 174
 EAST NASSAU-WILDLIGHT PH 1C-2
 OR 2447/43

LEMON NICOLE JEAN/ARNOLD DANE SCOTT
 346 MUHLY GRADD STREET
 YULEE, FL 32097

2023

44-2N-27-1003-0174-0000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 75,000 TOTAL MARKET VALUE 75,000 SOH/AGL Deduction 0 ASSESSED VALUE 75,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 75,000 TOTAL JUST VALUE 75,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 75,000											
DOR CODE		0000 VACANT																													
MAP NUM		MKT AREA 04																													
NEIGHBORHOOD/LOC		4086.0100																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES										346 MUHLY GRASS ST, YULEE																					
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															
										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE											
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000135	C	SFR CNSVTN	0		PD-ENC	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000														
REVIEW DATE 04/19/2021 BY HG Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000539	CO ISSUED	0	01/13/2023
22006626	NEW CONSTR	514,833	04/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/0623	1/17/2023	SW Q	I	01		620,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: LEMON NICOLE JEAN &						
2550/0405	3/25/2022	SW Q	V	05		1,040,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS