

LOT 213
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

DANGERFIELD LOURDES & MARIA
368 MUHLY GRASS STREET
YULEE, FL 32097

2023

44-2N-27-1003-0213-0000



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/LAMMT 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
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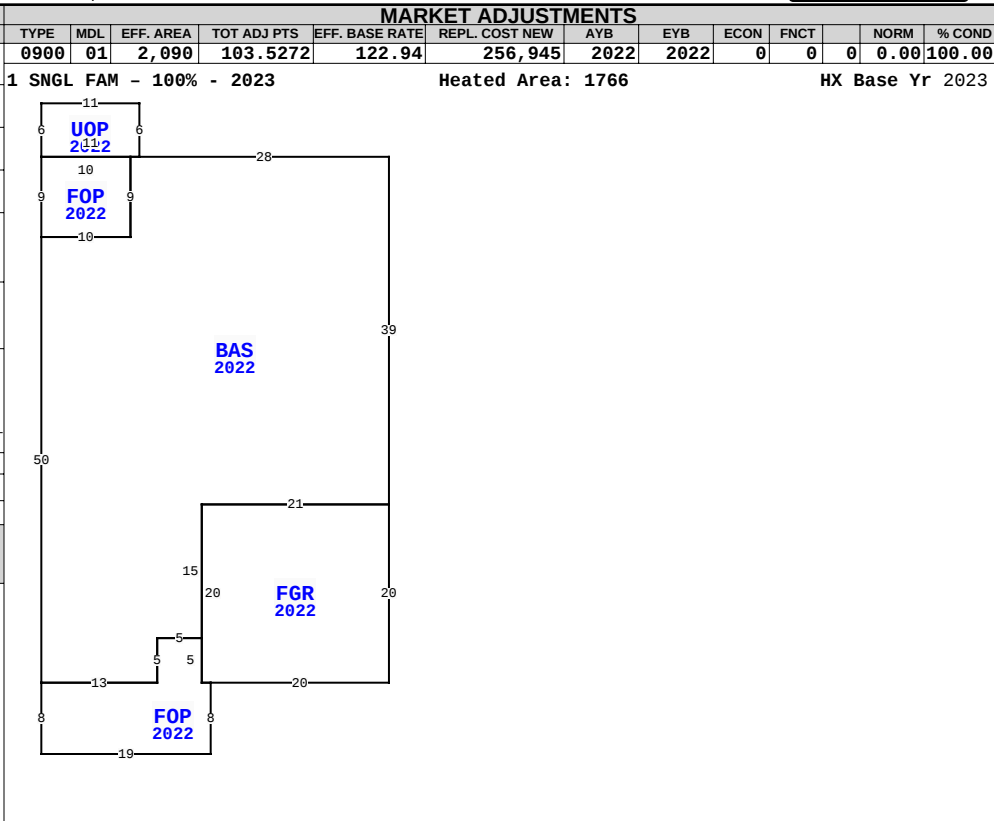
NEIGHBORHOOD/LOC	4086.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100	1,766	217,112
FGR	420	55	231	28,399
FOP	90	30	27	3,319
FOP	177	30	53	6,516
UOP	66	20	13	1,598

TOTALS	2,519		2,090	256,945
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	731.00	SF	5.20	5.20
2	0476	VF 6 SBPL	0 100	0	0	216.00	LF	32.00	32.00
3	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PD-ENC	0.00	0.00	1.00



368 MUHLY GRASS ST, YULEE

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,090	103.5272	122.94	256,945	2022	2022	0	0	0.00	100.00

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,945
TOTAL MARKET OB/XF VALUE		11,313
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		343,258
SOH/AGL Deduction		0
ASSESSED VALUE		343,258
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		293,258
TOTAL JUST VALUE		343,258
NCON VALUE		268,258
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013873	CO ISSUED	0	09/13/2022
22002837	NEW CONSTR	296,337	02/22/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2592/1284	9/16/2022	SW	Q	I	02
GRANTOR: PULTE HOME COMPANY LL					
GRANTEE: DANGERFIELD LOURDES					
2527/1161	1/07/2022	SW	Q	V	05
GRANTOR: WILDLIGHT LLC					
GRANTEE: PULTE HOME COMPANY					

BUILDING NOTES

BAS=[YR=2022] W28 UOP=[YR=2022] N6 W11 S6 FOP=[YR=2022] S9 E10 N9 W10\$ E11\$ W1 S9 W10 S50 FOP=[YR=2022] S8 E19 N8 FGR=[YR=2022] E20 N20 W21 S20 E1\$ W1 N5 W5 S5 W13\$ E13 N5 E5 N15 E21 N39\$.