

LOT 220
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

HERNANDEZ RAFAEL/PILERI-HERNANDEZ PAOLA
401 MUHLY GRASS STREET
YULEE, FL 32097

2023

44-2N-27-1003-0220-0000



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 Floop	13	LVT/LAMMT 100
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	249,817
FGR	380	55	209	25,187
FOP	208	30	62	7,472
FOP	260	30	78	9,400
STP	4	10	0	0
TOTALS	2,925		2,422	291,875

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	680.00	SF	10.00	10.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PD-ENC	0.00	0.00	1.00	LT	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	2,422	101.4790	120.51	291,875	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023 Heated Area: 2073 HX Base Yr 2023											
401 MUHLY GRASS ST, YULEE											
BLD DATE 03/21/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

TOTAL OB/XF											
6,800											

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6,800											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 291,875											
TOTAL MARKET OB/XF VALUE 6,800											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 373,675											
SOH/AGL Deduction 104,673											
ASSESSED VALUE 269,002											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 219,002											
TOTAL JUST VALUE 373,675											
NCON VALUE 298,675											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 75,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016902	CO ISSUED	0	11/14/2022
22005892	NEW CONSTR	345,589	04/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0217	11/23/2022	SW	Q	I	01	479,400
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: HERNANDEZ RAFAEL &						
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											
FOP=[YR=2022] W26 S10 BAS=[YR=2022] W13 S63 FOP=[YR=2022] S8 E14 STP=[YR=2022] S1 E4 N1 W4\$ E7 N6 FGR=[YR=2022] E18 N20 W19 S20 E1\$ W1 N8 W7 S6 W13\$ E13 N6 E7 N12 E19 N45 W26 \$ E26 N10\$.											