

LOT 234  
 EAST NASSAU-WILDLIGHT PH 1C-2  
 OR 2447/43

BOGGS SANDRA K & JAMES A  
 339 MUHLY GRASS STREET  
 YULEE, FL 32097

**2023**

44-2N-27-1003-0234-0000  


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																					
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 75,000 <b>TOTAL MARKET VALUE</b> 75,000 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 75,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 75,000 <b>TOTAL JUST VALUE</b> 75,000 NCON VALUE 0 <b>INCOME VALUE</b> PREVIOUS YEAR MKT VALUE 75,000																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 23004027      CO ISSUED      0      03/27/2023 22005347      NEW CONSTR      296,337      04/06/2022																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2630/0286</td> <td>3/30/2023</td> <td>SW</td> <td>Q</td> <td>I</td> <td>01</td> <td>434,700</td> </tr> </tbody> </table> GRANTOR: PULTE HOME COMPANY LL GRANTEE: BOGGS SANDRA K & JA 2527/1161      1/07/2022      SW      Q      V      05      1,170,000 GRANTOR: WILDLIGHT LLC GRANTEE: PULTE HOME COMPANY										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2630/0286	3/30/2023	SW	Q	I	01	434,700
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<b>TOTALS</b> <b>EXTRA FEATURES</b> 339 MUHLY GRASS ST, YULEE										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE																												
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																											
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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	000000	C	VAC RES	0		PD-ENC	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																										
<b>REVIEW DATE</b> 04/19/2021 <b>BY</b> HG    Total Acres: 0.00    Total Land Value: 75,000    Market: 0    Agricultural: 0    Common: 75,000 <b>PRINTED 08/02/2023 BY SYS</b>																																											