LOT 239
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

KOSCIUSZKO COREY & MELISSA
306 SALT MEADOW LOOP
YULEE, FL 32097

**2023**

**44-2N-27-1003-0239-0000**

## 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/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

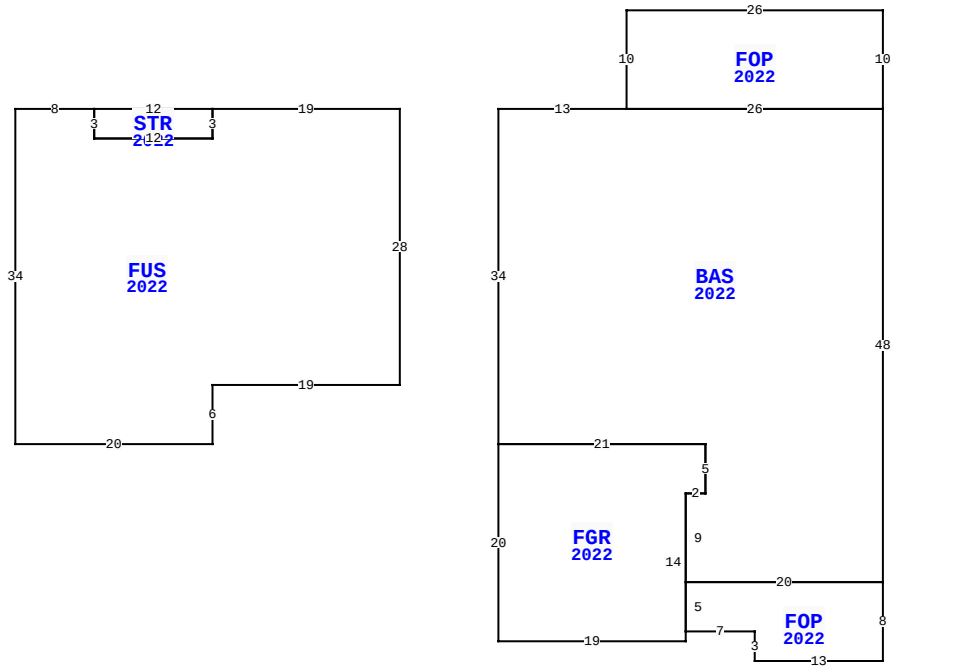
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,596 | 100 | 1,596 | 186,189 |
| FGR | 390 | 55 | 214 | 24,965 |
| FOP | 139 | 30 | 42 | 4,900 |
| FOP | 260 | 30 | 78 | 9,099 |
| FUS | 1,176 | 100 | 1,176 | 137,192 |
| STR | 36 | 10 | 4 | 467 |
| TOTALS | 3,597 | | 3,110 | 362,813 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,110 | 98.2376 | 116.66 | 362,813 | 2021 | 2021 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 2772 HX Base Yr 2023




306 SALT MEADOW LOOP, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/21/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 362,813 |
| TOTAL MARKET OB/XF VALUE | | 5,890 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 443,703 |
| SOH/AGL Deduction | | 80,274 |
| ASSESSED VALUE | | 363,429 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 313,429 |
| TOTAL JUST VALUE | | 443,703 |
| NCON VALUE | | 367,680 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 75,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22006167 | CO ISSUED | 0 | 04/20/2022 |
| 21014210 | NEW CONSTR | 44,812 | 10/15/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2558/1305 | 4/21/2022 | SW | Q | I | 02 | 583,900 |
| GRANTOR: PULTE HOME COMPANY LL | | | | | | |
| GRANTEE: KOSCIUSZKO COREY & | | | | | | |
| 2482/1721 | 7/28/2021 | SW | Q | V | 05 | 650,000 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: PULTE HOME COMPANY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=10,0] E13 E26 S48 W20 N9 E2 N5 W21 N34 $
FUS=[YR=2022;ORIG=0,0] W19 S3 W12 N3 W8 S34 E20 N6 E19 N28 $
FGR=[YR=2022;ORIG=29,53] S1 W19 N20 E21 S5 W2 S14 $
FOP=[YR=2022;ORIG=23,0] N10 E26 S10 W26 $
FOP=[YR=2022;ORIG=49,48] S8 W13 N3 W7 N5 E20 $
STR=[YR=2022;ORIG=-19,0] W12 S3 E12 N3 $
PTR=[ORIG=10,0] W10 E10 $
.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 589.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 5,890 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,890

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | | 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 08/02/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS