

LOT 240
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

KALLUSCH KATHERINE E
312 SALT MEADOW LOOP
YULEE, FL 32097

2023

44-2N-27-1003-0240-0000



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 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
NEIGHBORHOOD/LOC	4086.0100	

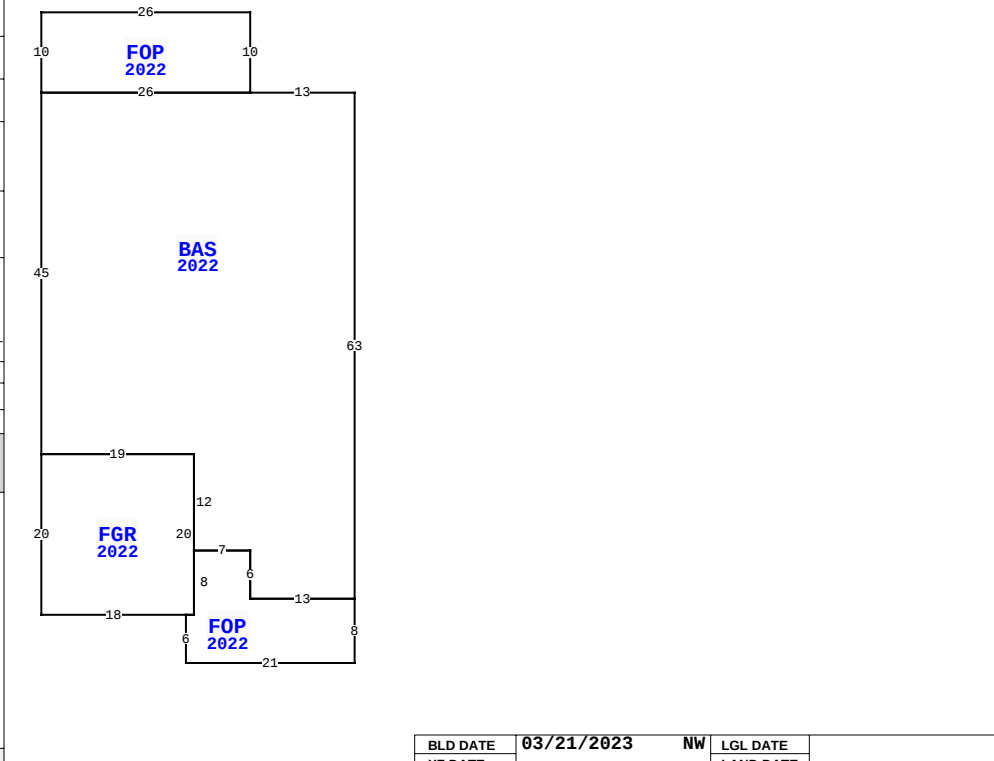
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2,073	247,972
FGR	380	55	209	25,001
FOP	208	30	62	7,416
FOP	260	30	78	9,330
TOTALS	2,921		2,422	289,720

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	583.00	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	000100	C	SFR	100		PD-ENC	0.00	0.00	1.00	LT	1.00

REVIEW DATE 08/22/2022 BY NW

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	100.7342	119.62	289,720	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023											
Heated Area: 2073											
HX Base Yr 2023											



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

TOTAL OB/XF											
5,830											

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		289,720	
TOTAL MARKET OB/XF VALUE		5,830	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		370,550	
SOH/AGL Deduction		0	
ASSESSED VALUE		370,550	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		320,550	
TOTAL JUST VALUE		370,550	
NCON VALUE		295,550	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006922	CO ISSUED	0	05/04/2022
21009826	NEW CONSTR	0	12/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2576/1512	7/01/2022	SW	Q	I	01
GRANTOR: PULTE HOME COMPANY LL					
GRANTEE: KALLUSCH KATHERINE					
2482/1721	7/28/2021	SW	Q	V	05
GRANTOR: WILDLIGHT LLC					
GRANTEE: PULTE HOME COMPANY					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W13 FOP=[YR=2022] N10 W26 S10 E26\$ W26 S45											
FGR=[YR=2022] S20 E18 FOP=[YR=2022] S6 E21 N8 W13 N6 W7 S8											
W1\$ E1 N20 W19\$ E19 S12 E7 S6 E13 N63\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 75,000 PRINTED 08/02/2023 BY SYS