

LOT 241
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BLANDINO PETER JR & CHRISTINE DORTA
318 SALT MEADOW LOOP
YULEE, FL 32097

2023

44-2N-27-1003-0241-0000



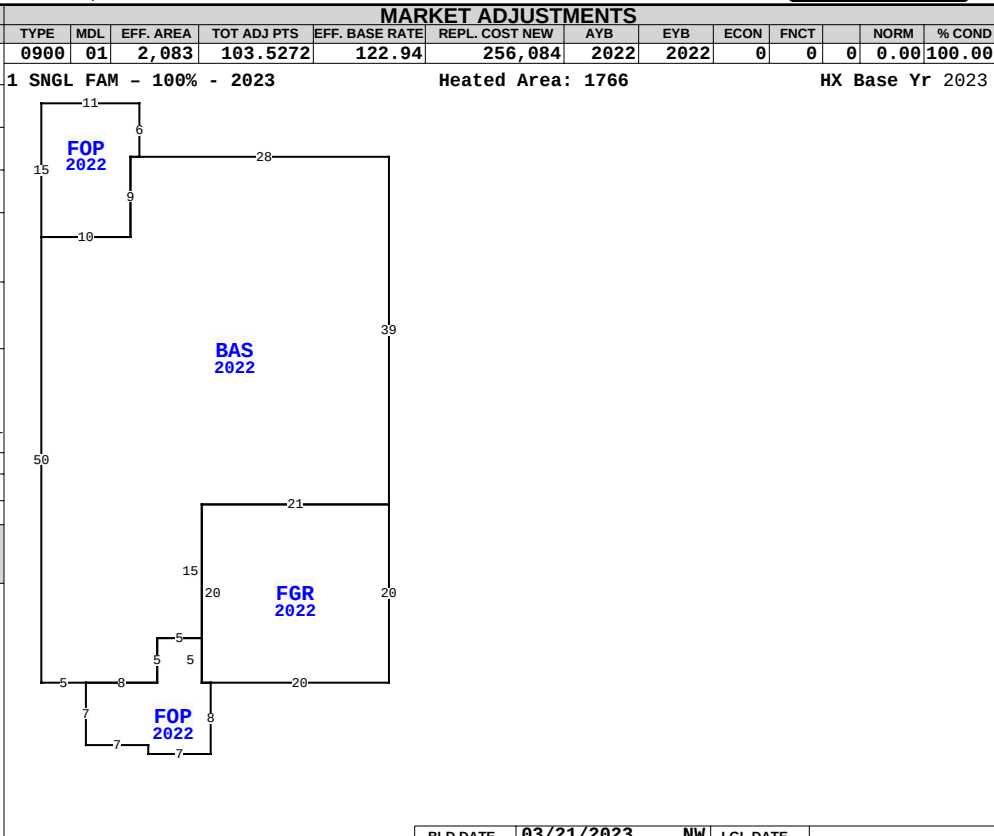
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	4086.0100	

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	130	30	39	4,795
FOP	156	30	47	5,778
TOTALS	2,472		2,083	256,084

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	644.00	SF	10.00	10.00	100	2022
2	0476	VF 6 SBPL	0 100	0	0	240.00	LF	32.00	32.00	100	2022
3	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	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



318 SALT MEADOW LOOP, YULEE	BLD DATE 03/21/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
14,720											
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

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
256,084											
TOTAL MARKET OB/XF VALUE											
14,720											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
345,804											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
345,804											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
295,804											
TOTAL JUST VALUE											
345,804											
NCON VALUE											
270,804											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
75,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006176	CO ISSUED	0	04/20/2022
21014702	NEW CONSTR	296,846	10/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/0407	4/25/2022	SW	Q	I	01	479,400
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: BLANDINO PETER JR &						
2482/1721	7/28/2021	SW	Q	V	05	650,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W28 FOP=[YR=2022] N6 W11 S15 E10 N9 E1\$ W1 S9 W10 S50 E5 FOP=[YR=2022] S7 E7 S1 E7 N8 FGR=[YR=2022] E20 N20 W21 S20 E1\$ W1 N5 W5 S5 W8\$ E8 N5 E5 N15 E21 N39\$.											