

LOT 245
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

PULTE HOME COMPANY LLC
124 DEL WEBB PKWY
PONTE VEDRA, FL 32081

2023

44-2N-27-1003-0245-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	266,090
FGR	380	55	209	26,827
FOP	208	30	62	7,958
FOP	260	30	78	10,012
TOTALS	2,921		2,422	310,888

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0855	CONC PAVER	0	0	0	0	700.00	SF	10.00	10.00	100	2021	2021	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000134	C	SFR POND	0		PD-ENC	0.00	0.00	1.00	LT		1.00	1.00	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	108.0891	128.36	310,888	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM - 0% - 0

Heated Area: 2073

HX Base Yr

The diagram shows a floor plan with three labeled areas: FOP 2021, BAS 2021, and FGR 2021. The overall footprint is defined by a series of connected line segments with the following dimensions (clockwise from top-left): 26, 10, 26, 13, 63, 6, 21, 18, 20, 19, 12, 7, 13, 6, 8, 20, 19, 10, 26. The areas are labeled as follows: FOP 2021 (top), BAS 2021 (middle), and FGR 2021 (bottom).

BLD DATE

03/21/2023

NW

LGL DATE

TOTAL OB/XF 7,000														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0855	CONC PAVER	0	0	0	0	700.00	SF	10.00	10.00	100	2021	2021	3

TOTAL OB/XF 7,000														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000134	C	SFR POND	0		PD-ENC	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										310,888				
TOTAL MARKET OB/XF VALUE										7,000				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										392,888				
SOH/AGL Deduction										33,339				
ASSESSED VALUE										359,549				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										359,549				
TOTAL JUST VALUE										392,888				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										326,863				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012020	CO ISSUED	0	08/05/2022
21007353	NEW CONSTR	302,095	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2482/1721	7/28/2021	SW	Q	V	05	650,000
GRANTOR:WILDLIGHT LLC						
GRANTEE:PULTE HOME COMPANY						

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=2021] W13 FOP=[YR=2021] N10 W26 S10 E26\$ W26 S45 FGR=[YR=2021] S20 E18 FOP=[YR=2021] S6 E21 N8 W13 N6 W7 S8 W1\$ E1 N20 W19\$ E19 S12 E7 S6 E13 N63\$.														