

LOT 167
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

WOOD NATHAN & REBEKAH KRIEK
306 MUHLY GRASS STREET
YULEE, FL 32097

2024

44-2N-27-1003-0167-0000



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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

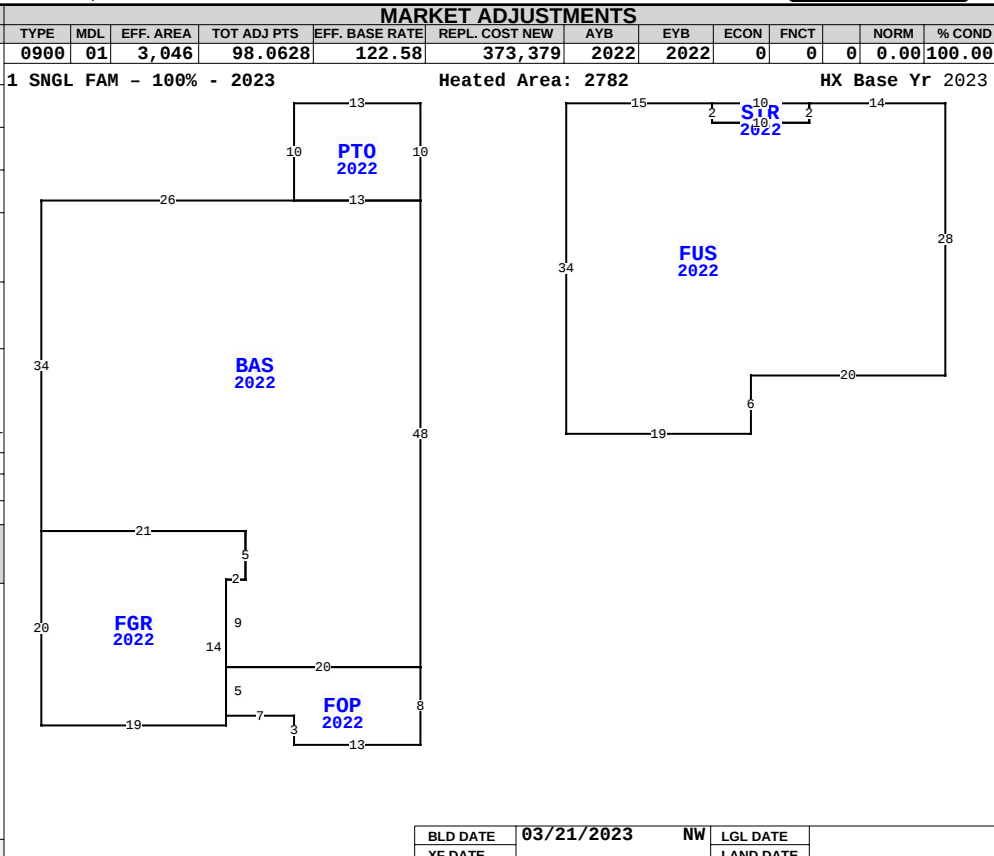
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	195,638
FGR	390	55	214	26,232
FOP	139	30	42	5,148
FUS	1,186	100	1,186	145,380
PTO	130	5	6	735
STR	20	10	2	245

TOTALS	3,461		3,046	373,379
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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	720.00	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	000135	C	SFR CNSVTN	100		PD - E	0.00	0.00	1.00	LT	



306 MUHLY GRASS ST, YULEE	BLD DATE 03/21/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		373,379	
TOTAL MARKET OB/XF VALUE		7,200	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		455,579	
SOH/AGL Deduction		5,565	
ASSESSED VALUE		450,014	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		400,014	
TOTAL JUST VALUE		455,579	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		436,907	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012135	CO ISSUED	0	08/26/2022
22002022	NEW CONSTR	440,587	02/04/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/1300	8/30/2022	SW	Q	I	02	566,900
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WOOD NATHAN & REBEK						
2527/1161	1/07/2022	SW	Q	V	05	1,170,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2022] W13 S10 BAS=[YR=2022] W26 S34 FGR=[YR=2022] S20 E19 N1 FOP=[YR=2022] E7S3E13 N8 W20 S5\$ N14 E2 N5 W21\$ E21 S5 W2 S9 E20 N48 W13\$ E13 N10\$ PTR=E15 FUS=[YR=2022] E15 STR=[YR=2022] E10 S2 W10 N2\$ S2 E10 N2 E14 S28 W20 S6 W19 N34\$ W15\$.											

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	000135	C	SFR CNSVTN	100		PD - E	0.00	0.00	1.00	LT	