

LOT 168
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

FUDGE CARL M/RUMBA MERRILL
312 MUHLY GRASS STREET
YULEE, FL 32097

2024

44-2N-27-1003-0168-0000



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	261,032
FGR	380	55	209	26,317
FOP	208	30	62	7,807
FSP	260	40	104	13,096
TOTALS	2,921		2,448	308,252

TOTALS		2,821	2,448	388,232		
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	
1	0855	CONC PAVER	0 100	0	0	
2	0476	VF 6 SBPL	0 100	0	0	
3	0470	VNYL GATE	0 100	0	0	
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000135	C	SFR CNSVTN	100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,448	100.7342	125.92	308,252	2022	2022	0	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023												
Heated Area: 2073												
HX Base Yr 2023												

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

TOTAL OB/XF												
17,126												

NASSAU COUNTY PROPERTY												
PAGE 1 of 1												4
VALUATION SUMMARY												
VALUATION BY												STANDARD
Tax Group: 4												Tax Dist:
BUILDING MARKET VALUE												308,252
TOTAL MARKET OB/XF VALUE												17,126
TOTAL LAND VALUE - MARKET												75,000
TOTAL MARKET VALUE												400,378
SOH/AGL Deduction												46,051
ASSESSED VALUE												354,327
TOTAL EXEMPTION VALUE												55,000
BASE TAXABLE VALUE												299,327
TOTAL JUST VALUE												400,378
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												385,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012178	CO ISSUED	0	08/10/2022
22002833	NEW CONSTR	345,589	02/22/2022
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SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/0111	8/11/2022	SW	Q	I	01	453,700
GRANTOR:PULTE HOME COMPANY LL						
GRANTEE:FUDGE CARL M & MERR						
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												
BAS=[YR=2022] W13 FSP=[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\$.												