

LOT 173
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

CHEN JIANQING
340 MUHLY GRASS STREET
YULEE, FL 32097

2024

44-2N-27-1003-0173-0000



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 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	0	0 100
Units	0	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	276,953
FGR	380	55	209	27,922
FOP	208	30	62	8,283
FSP	260	40	104	13,894
STP	3	10	0	0
TOTALS	2,924		2,448	327,053

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	21.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	0	0	0	665.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	0		PD - E	0.00	0.00	1.00	LT	

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	106.8788	133.60	327,053	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 0% - 2023											
Heated Area: 2073											
HX Base Yr											

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

TOTAL OB/XF											
6,860											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			327,053
TOTAL MARKET OB/XF VALUE			6,860
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			408,913
SOH/AGL Deduction			0
ASSESSED VALUE			408,913
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			408,913
TOTAL JUST VALUE			408,913
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			392,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017544	CO ISSUED	0	11/29/2022
22006224	NEW CONSTR	345,589	04/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/1673	11/30/2022	SW	Q	I	01	508,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: CHEN JIANQING						
2550/0405	3/25/2022	SW	Q	V	05	1,040,000
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 E4 STP=[YR=2022] S1 E3 N1 W3\$ E17 N8 W13 N6 W7 S8 W1\$ E1 N20 W19\$ E19 S12 E7 S6 E13 N63\$.											