

LOT 174
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

LEMON NICOLE JEAN/ARNOLD DANE SCOTT
346 MUHLY GRASS STREET
YULEE, FL 32097

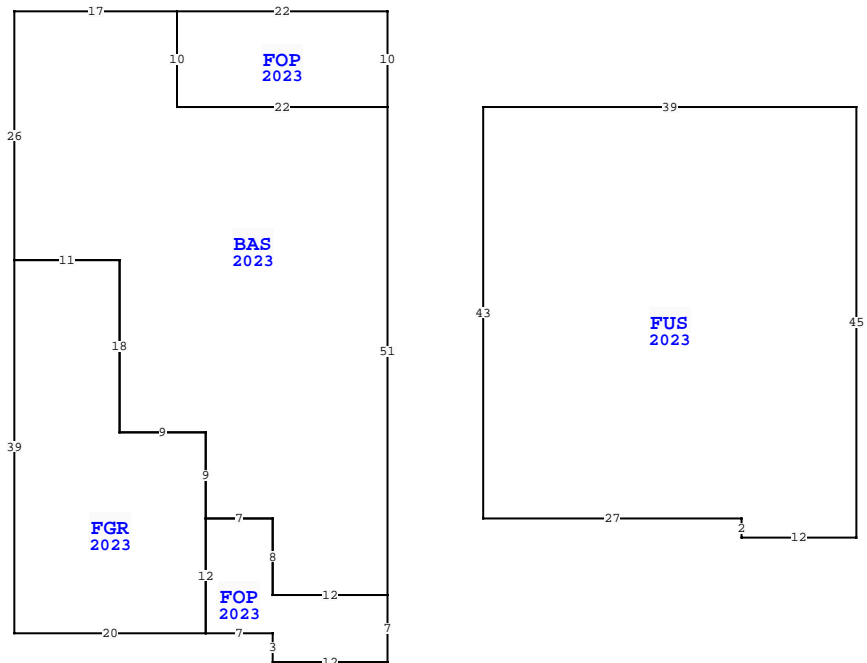
2024

44-2N-27-1003-0174-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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
BAS	1,565	100	1,565
FGR	618	55	340
FOP	168	30	50
FOP	220	30	66
FUS	1,701	100	1,701
TOTALS	4,272		3,722
			433,576

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,722	93.1950	116.49	433,576	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024										Heated Area: 3266	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			433,576
TOTAL MARKET OB/XF VALUE			5,640
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			514,216
SOH/AGL Deduction			0
ASSESSED VALUE			514,216
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			464,216
TOTAL JUST VALUE			514,216
NCON VALUE			439,216
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000539	CO ISSUED	0	01/13/2023
22006626	NEW CONSTR	514,833	04/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/0623	1/17/2023	SW	Q	I	01	620,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: LEMON NICOLE JEAN &						
2550/0405	3/25/2022	SW	Q	V	05	1,040,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

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	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0		564.00	SF	10.00			100	5,640	

TOTAL OB/XF										5,640					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=80,10] W22 N10 W17 S26 E11 S18 E9 S9 E7 S8 E12 N51 \$									
FGR=[YR=2023;ORIG=41,26] E11 S18 E9 S9 S12 W20 N39 \$									
FOP=[YR=2023;ORIG=58,0] E22 S10 W22 N10 \$									
FOP=[YR=2023;ORIG=61,53] E7 S8 E12 S7 W12 N3 W7 N12 \$									
FUS=[YR=2023;ORIG=90,10] E39 S45 W12 N2 W27 N43 \$									

LAND DESCRIPTION										TOTAL OB/XF														
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							