LOT 194
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

GRIFFIN CHRISTOPHER/PARKER-GRIFFIN PORSCHIA
348 SHORTLEAF LN
YULEE, FL 32097

2024

44-2N-27-1003-0194-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02

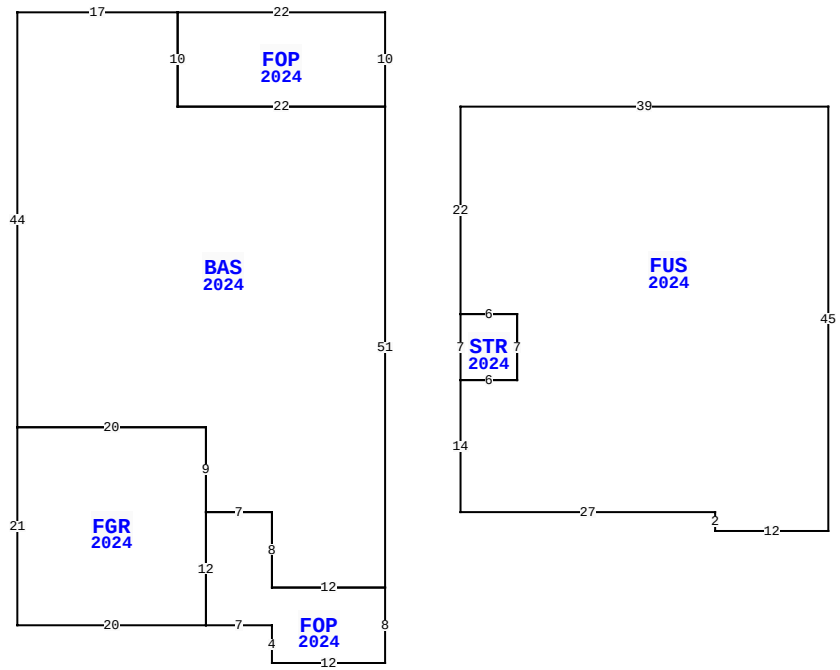
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100	1,763	209,903
FGR	420	55	231	27,503
FOP	180	30	54	6,429
FOP	220	30	66	7,858
FUS	1,659	100	1,659	197,521
STR	42	10	4	476
TOTALS	4,284		3,777	449,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,777	95.2470	119.06	449,690	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 3422 HX Base Yr 2024



348 SHORTLEAF LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		449,690
TOTAL MARKET OB/XF VALUE		7,370
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		532,060
SOH/AGL Deduction		0
ASSESSED VALUE		532,060
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		482,060
TOTAL JUST VALUE		532,060
NCON VALUE		457,060
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007024	CO ISSUED		11/01/2023
230007024	NEW SFR	620,382	05/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/1352	11/22/2023	SW	Q	I	01	589,600
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: GRIFFIN CHRISTOPHER						
2607/0313	12/08/2022	SW	Q	V	05	845,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=39,6] W22 N10 W17 S44 E20 S9 E7 S8 E12 N51 $
FOP=[YR=2024;ORIG=17,-4] E22 S10 W22 N10 $
FGR=[YR=2024;ORIG=0,40] E20 S9 S12 W20 N21 $
FOP=[YR=2024;ORIG=20,49] E7 S8 E12 S8 W12 N4 W7 N12 $
FUS=[YR=2024;ORIG=47,6] E39 S45 W12 N2 W27 N14 E6 N7 W6 N22 $
STR=[YR=2024;ORIG=47,28] E6 S7 W6 N7 $
.

EXTRA FEATURES

LN	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	737.00	SF	10.00	10.00	100	2024	2023		100	7,370	

LAND DESCRIPTION

TOTAL OB/XF 7,370

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/04/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS