LOT 196
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

COLLINS JOSHUA D & HALEY LYNN
336 SHORTLEAF LANE
YULEE, FL 32097

2024

44-2N-27-1003-0196-0000

BUILDING CHARACTERISTICS

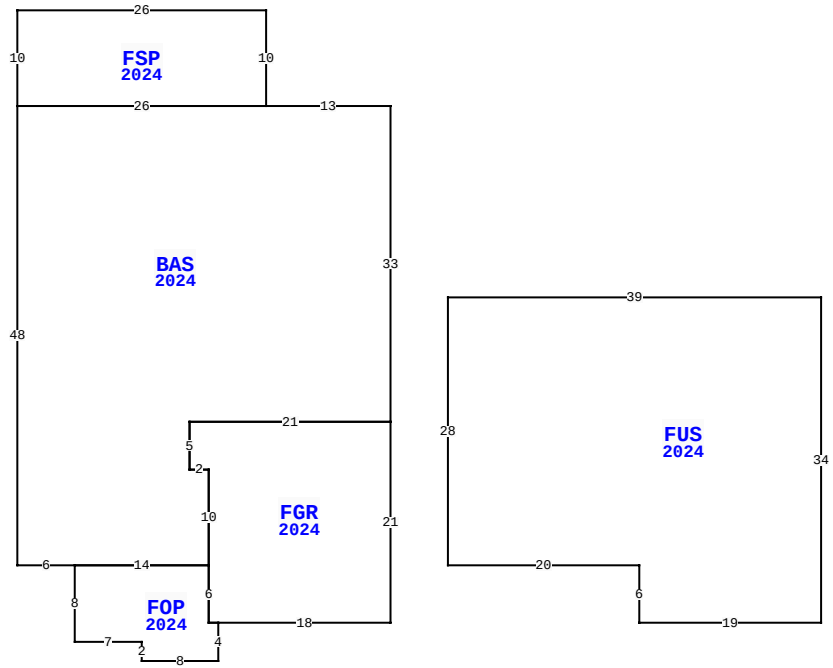
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,577	100	1,577	191,921
FGR	409	55	225	27,383
FOP	130	30	39	4,746
FSP	260	40	104	12,657
FUS	1,206	100	1,206	146,770
TOTALS	3,582		3,151	383,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,151	97.3636	121.70	383,477	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2783 HX Base Yr



336 SHORTLEAF LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	383,477
TOTAL MARKET OB/XF VALUE	7,180
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	465,657
SOH/AGL Deduction	0
ASSESSED VALUE	465,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	465,657
TOTAL JUST VALUE	465,657
NCON VALUE	390,657
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	CO ISSUED		12/07/2023
230007891	NEW SFR	504,978	06/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/1790	12/15/2023	SW	Q	I	01	547,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: COLLINS JOSHUA D &						
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=-10,0] E26 E13 S33 W21 S5 E2 S10 W14 W6 N48 $
FUS=[YR=2024;ORIG=74,20] S34 W19 N6 W20 N28 E39 $
FGR=[YR=2024;ORIG=29,33] W21 S5 E2 S10 S6 E1 E18 N21 $
FSP=[YR=2024;ORIG=16,-10] W26 S10 E26 N10 $
FOP=[YR=2024;ORIG=10,48] W14 S8 E7 S2 E8 N4 W1 N6 $
.

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	0	0	0	718.00	SF	10.00	10.00	100	2024	2023		100	7,180	

LAND DESCRIPTION

TOTAL OB/XF 7,180

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	0		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 12/11/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS