LOT 199
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

ARYEETEY RUSSELL
318 SHORTLEAF LANE
YULEE, FL 32097

2024

44-2N-27-1003-0199-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

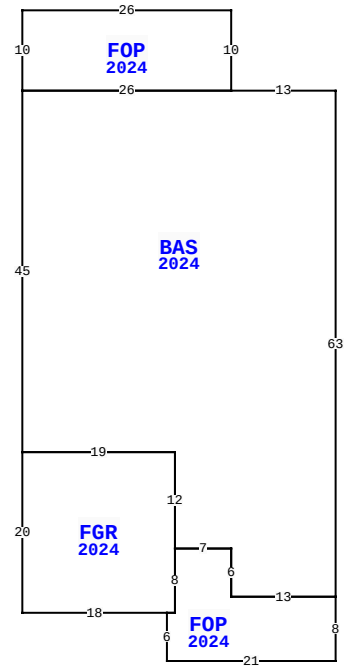
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2,073	280,083
FGR	380	55	209	28,238
FOP	208	30	62	8,377
FOP	260	30	78	10,539
TOTALS	2,921		2,422	327,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,422	108.0891	135.11	327,236	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2073 HX Base Yr



318 SHORTLEAF LN, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	327,236
TOTAL MARKET OB/XF VALUE	7,660
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	409,896
SOH/AGL Deduction	0
ASSESSED VALUE	409,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,896
TOTAL JUST VALUE	409,896
NCON VALUE	334,896
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007893	CO ISSUED		01/08/2024
230007893	NEW SFR	389,282	06/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/1787	4/19/2024	SW	Q	I	01	455,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: ARYEETEY RUSSELL						
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=69,0] W13 W26 S45 E19 S12 E7 S6 E13 N63 $
FGR=[YR=2024;ORIG=30,45] E19 S12 S8 W1 W18 N20 $
FOP=[YR=2024;ORIG=49,57] E7 S6 E13 S8 W21 N6 E1 N8 $
FOP=[YR=2024;ORIG=30,-10] E26 S10 W26 N10 $
.

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	766.00	SF	10.00	10.00	100	2024	2023		100	7,660	

LAND DESCRIPTION

TOTAL OB/XF 7,660

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