

COOPER DEV N RAY
264 MUHLY GRASS STREET
YULEE, FL 32097

44-2N-27-1003-0212-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition Heating Type03CENTRAL 100 04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units Occupancy2.002.100 0.100 NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4086.0100

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS988100988131,216

FGR4005522029,218

FOP17030516,773

FOP20030607,969

FUS1,2741001,274169,200

STR18102266

TOTALS3,0502,595344,642

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,595106.2480132.81344,642202220220000100.00

1 SNGL FAM - 0% - 2023Heated Area: 2262HX Base Yr

2010FOP2022

2020BAS2022

2020FGR2022

2020FOP2022

36

3

3

26

2

2

19

8

3815FUS2022

3816

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE344,642

TOTAL MARKET OB/XF VALUE4,035

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE423,677

SOH/AGL Deduction0

ASSESSED VALUE423,677

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE423,677

TOTAL JUST VALUE423,677

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE406,446

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / RSN CDPRICE

2588/01968/26/2022SW Q I 01421,300

GRANTOR:PULTE HOME COMPANY LL

GRANTEE:COOPER DEV N RAY

2527/11611/07/2022SW Q V 051,170,000

GRANTOR:WILDLIGHT LLC

GRANTEE:PULTE HOME COMPANY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FOP=[YR=2022] N10 W20 S10 E20\$ W20 S20
FGR=[YR=2022] S20 E19 FOP=[YR=2022] S2 E19 N8 W12 N4 W6 S10
W1\$ E1 N20 W20\$ E20 S10 E6 S4 E12 N34\$ PTR=E15 FUS=[YR=2022]
E38 S34 W38 N16 STR=[YR=2022] E6 N3 W6 S3\$ E6 N3 W6 N15\$
W15\$.

EXTRA FEATURES

364 MUHLY GRASS ST, YULEE

BLD DATEXF DATEINC DATE03/21/2023NWLAND DATEAG DATE

L NOBJ/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10811CONCRETE B0000776.00SF5.205.201002022202231004,035

LAND DESCRIPTION

TOTAL OB/XF4,035

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0PD - E0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE12/21/2022BY NWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS