

LOT 213
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

DANGERFIELD LOURDES & MARIA
368 MUHLY GRASS STREET
YULEE, FL 32097

2024

44-2N-27-1003-0213-0000



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/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4086.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100	1,766	228,538
FGR	420	55	231	29,894
FOP	90	30	27	3,494
FOP	177	30	53	6,859
UOP	66	20	13	1,682

TOTALS	2,519		2,090	270,467
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	731.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PD - E	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,090	103.5272	129.41	270,467	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023											
Heated Area: 1766											
HX Base Yr 2023											

BLD DATE	03/21/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

368 MUHLY GRASS ST, YULEE											
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TOTAL OB/XF											
11,238											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		270,467	
TOTAL MARKET OB/XF VALUE		11,238	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		356,705	
SOH/AGL Deduction		3,149	
ASSESSED VALUE		353,556	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		303,556	
TOTAL JUST VALUE		356,705	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013873	CO ISSUED	0	09/13/2022
22002837	NEW CONSTR	296,337	02/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/1284	9/16/2022	SW	Q	I	02	402,200
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: DANGERFIELD LOURDES						
2527/1161	1/07/2022	SW	Q	V	05	1,170,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W28 UOP=[YR=2022] N6 W11 S6 FOP=[YR=2022] S9 E10 N9 W10\$ E11\$ W1 S9 W10 S50 FOP=[YR=2022] S8 E19 N8 FGR=[YR=2022] E20 N20 W21 S20 E1\$ W1 N5 W5 S5 W13\$ E13 N5 E5 N15 E21 N39\$.									