

LOT 217
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

STUDDARD AARON
382 MUHLY ST
YULEE, FL 32097

2024

44-2N-27-1003-0217-0000



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 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	261,509
FGR	380	55	209	26,365
FOP	208	30	62	7,821
FOP	260	30	78	9,840
TOTALS	2,921		2,422	305,535

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0855	CONC PAVER	0 100	0	0	647.00	SF	10.00	10.00	100	2024	2023	100

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	100		PD - E	0.00	0.00	1.00	LT		1.00	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	2,422	100.9204	126.15	305,535	2023	2023	0	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2024													
Heated Area: 2073													
HX Base Yr 2024													

FOP 2024

BAS 2024

FGR 2024

FOP 2024

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

TOTAL OB/XF													
6,470													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												305,535	
TOTAL MARKET OB/XF VALUE												6,470	
TOTAL LAND VALUE - MARKET												75,000	
TOTAL MARKET VALUE												387,005	
SOH/AGL Deduction												0	
ASSESSED VALUE												387,005	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												337,005	
TOTAL JUST VALUE												387,005	
NCON VALUE												312,005	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007643	CO ISSUED		06/14/2023
22015823	NEW CONSTR	386,596	10/20/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2653/501	7/07/2023	SW	Q	I	01	472,600	
GRANTOR: PULTE HOME COMPANY							
GRANTEE: STUDDARD AARON							
2592/1236	9/23/2022	SW	Q	V	05	780,000	
GRANTOR: WILDLIGHT LLC							
GRANTEE: PULTE HOME COMPANY							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=39,0] W13 W26 S45 E19 S12 E7 S6 E13 N63 \$													
FOP=[YR=2024;ORIG=0,0] E26 N10 W26 S10 \$													
FGR=[YR=2024;ORIG=0,45] E19 S12 S8 W1 W18 N20 \$													
FOP=[YR=2024;ORIG=19,57] E7 S6 E13 S8 W21 N6 E1 N8 \$													