LOT 220
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

**HERNANDEZ RAFAEL/PILERI-HERNANDEZ PAOLA**
401 MUHLY GRASS STREET
YULEE, FL 32097

**2024**

**44-2N-27-1003-0220-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

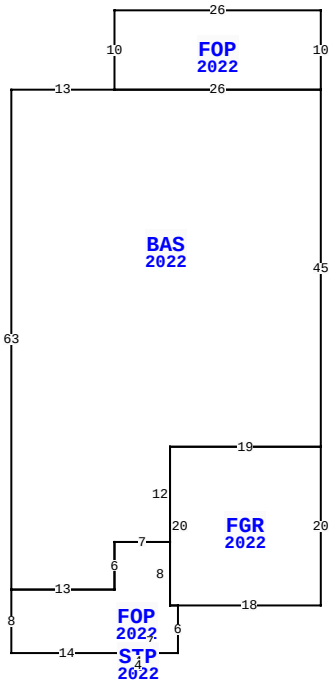
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 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 | 262,960 |
| FGR | 380 | 55 | 209 | 26,512 |
| FOP | 208 | 30 | 62 | 7,865 |
| FOP | 260 | 30 | 78 | 9,894 |
| STP | 4 | 10 | 0 | 0 |
| TOTALS | 2,925 | | 2,422 | 307,231 |

## 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 | 101.4790 | 126.85 | 307,231 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 2073 HX Base Yr 2023




401 MUHLY GRASS ST, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 307,231 |
| TOTAL MARKET OB/XF VALUE | | 6,800 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 389,031 |
| SOH/AGL Deduction | | 111,959 |
| ASSESSED VALUE | | 277,072 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 227,072 |
| TOTAL JUST VALUE | | 389,031 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 373,675 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22016902 | CO ISSUED | 0 | 11/14/2022 |
| 22005892 | NEW CONSTR | 345,589 | 04/18/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2605/0217 | 11/23/2022 | SW | Q | I | 01 | 479,400 |
| GRANTOR: PULTE HOME COMPANY LL | | | | | | |
| GRANTEE: HERNANDEZ RAFAEL & | | | | | | |
| 2550/0405 | 3/25/2022 | SW | Q | V | 05 | 1,040,000 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: PULTE HOME COMPANY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2022] W26 S10 BAS=[YR=2022] W13 S63 FOP=[YR=2022] S8 E14 STP=[YR=2022] S1 E4 N1 W4$ E7 N6 FGR=[YR=2022] E18 N20 W19 S20 E1$ W1 N8 W7 S6 W13$ E13 N6 E7 N12 E19 N45 W26 $ E26 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 | 100 | 0 | 0 | 680.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 6,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,800

| 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 | 000134 | C | SFR POND | 100 | | 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 01/30/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS