

LOT 233
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

WAKIM JOSEPH/HOMSI-WAKIM LEEN
345 MUHLY GRASS STREET
YULEE, FL 32097

2024

44-2N-27-1003-0233-0000



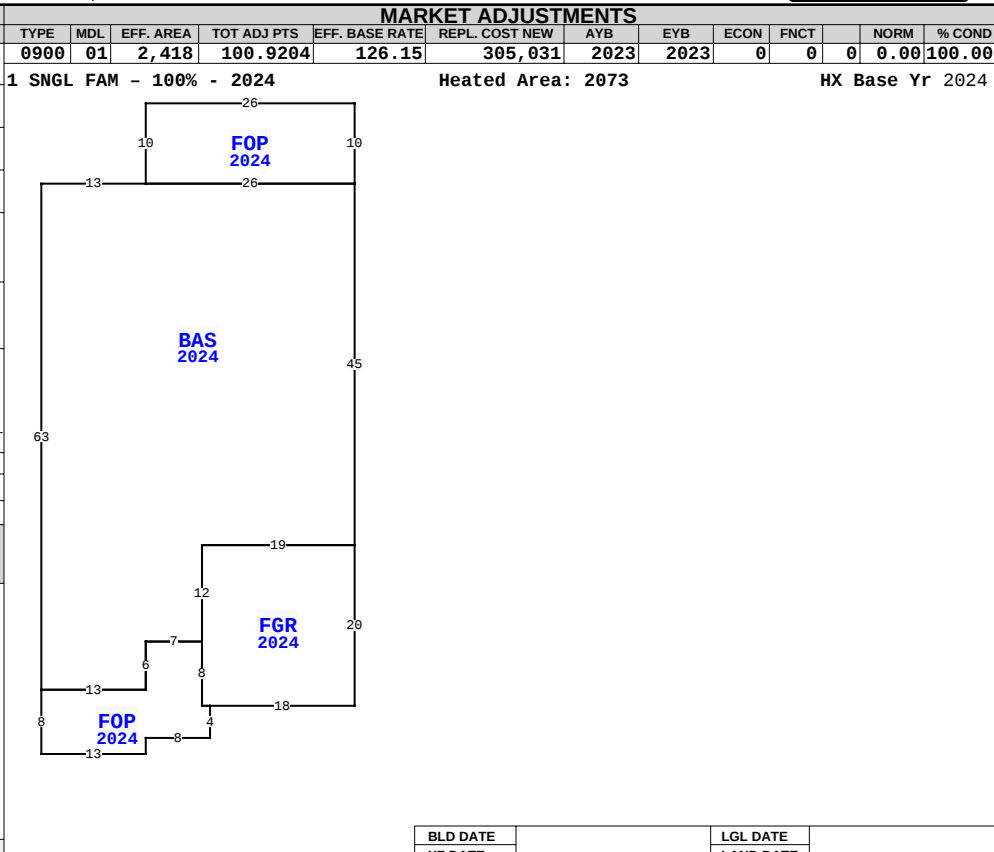
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	192	30	58	7,317
FOP	260	30	78	9,840
TOTALS	2,905		2,418	305,031

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	766.00	SF	10.00	

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



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

TOTAL OB/XF									
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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	305,031								
TOTAL MARKET OB/XF VALUE	7,660								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	387,691								
SOH/AGL Deduction	0								
ASSESSED VALUE	387,691								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	337,691								
TOTAL JUST VALUE	387,691								
NCON VALUE	312,691								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	75,000								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004049	CO ISSUED	0	03/28/2023
22005899	NEW CONSTR	345,199	04/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/291	4/13/2023	SW	Q	I	01	480,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WAKIM JOSEPH ET AL						
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=2024;ORIG=39,0] W26 W13 S63 E13 N6 E7 N12 E19 N45 \$									
FOP=[YR=2024;ORIG=13,-10] E26 S10 W26 N10 \$									
FGR=[YR=2024;ORIG=20,45] E19 S20 W18 W1 N8 N12 \$									
FOP=[YR=2024;ORIG=0,63] E13 N6 E7 S8 E1 S4 W8 S2 W13 N8 \$									