

LOT 234
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BOGGS SANDRA K & JAMES A
339 MUHLY GRASS STREET
YULEE, FL 32097

2024

44-2N-27-1003-0234-0000



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/LAMNT 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

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	1,766	100	1,766	228,538
FGR	420	55	231	29,894
FOP	177	30	53	6,859
FSP	90	40	36	4,659
TOTALS	2,453		2,086	269,949

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	600.00	SF	10.00	10.00	100	2023	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	DPH 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	2,086	103.5272	129.41	269,949	2023	2023	0	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2024 Heated Area: 1766 HX Base Yr 2024													
339 MUHLY GRASS ST, YULEE													

TOTAL OB/XF 6,000													
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	600.00	SF	10.00	10.00	100	2023	2023	100

TOTAL OB/XF 6,000													
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1	0855	CONC PAVER	0 100	0	0	600.00	SF	10.00	10.00	100	2023	2023	100

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
PAGE 1 of 1 4													
VALUATION BY STANDARD													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 269,949													
TOTAL MARKET OB/XF VALUE 6,000													
TOTAL LAND VALUE - MARKET 75,000													
TOTAL MARKET VALUE 350,949													
SOH/AGL Deduction 0													
ASSESSED VALUE 350,949													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 300,949													
TOTAL JUST VALUE 350,949													
NCON VALUE 6,000													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 75,000													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004027	CO ISSUED	0	03/27/2023
22005347	NEW CONSTR	296,337	04/06/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2630/0286	3/30/2023	SW	Q	I	01	434,700			
GRANTOR: PULTE HOME COMPANY LL									
GRANTEE: BOGGS SANDRA K & JA									
2527/1161	1/07/2022	SW	Q	V	05	1,170,000			
GRANTOR: WILDLIGHT LLC									
GRANTEE: PULTE HOME COMPANY									

BUILDING NOTES													
BAS=[YR=2023;ORIG=70,1] W29 S9 W10 S50 E13 N5 E5 N15 E21 N39 \$													
FSP=[YR=2023;ORIG=31,1] E10 S9 W10 N9 \$													
FOP=[YR=2023;ORIG=44,55] E5 S5 E1 S8 W19 N8 E13 N5 \$													
FGR=[YR=2023;ORIG=49,40] E21 S20 W20 W1 N5 N15 \$													