LOT 238
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BUCKALEW RYAN O & ANDREA M
300 SALT MEADOW LOOP
YULEE, FL 32097

2024

44-2N-27-1003-0238-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

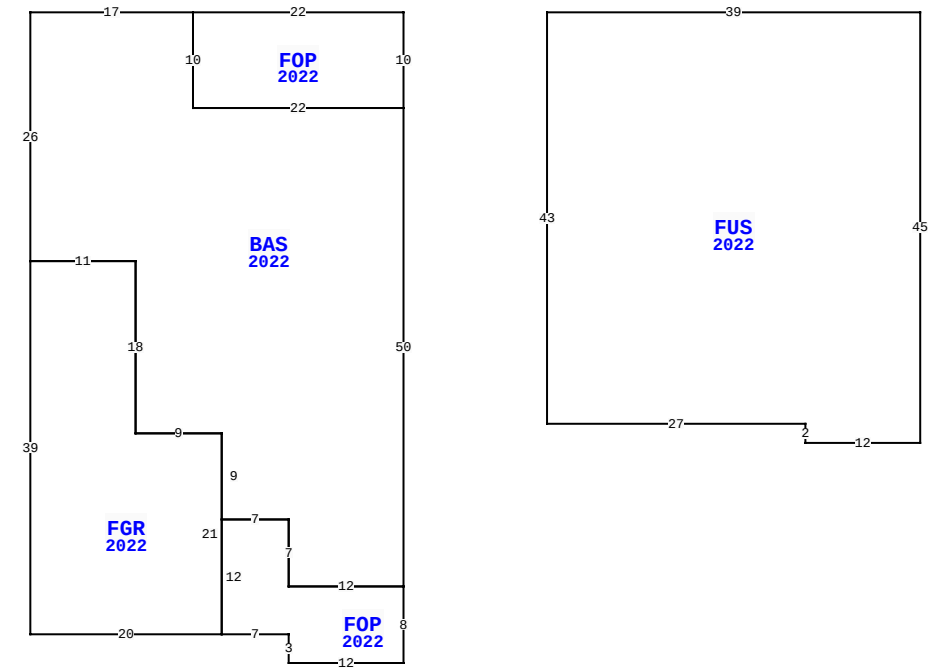
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,553	100	1,553	184,559
FGR	618	55	340	40,406
FOP	180	30	54	6,417
FOP	220	30	66	7,843
FUS	1,701	100	1,701	202,147
TOTALS	4,272		3,714	441,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,714	95.0760	118.84	441,372	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 3254 HX Base Yr 2023



300 SALT MEADOW LOOP, 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		441,372
TOTAL MARKET OB/XF VALUE		5,830
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		522,202
SOH/AGL Deduction		7,057
ASSESSED VALUE		515,145
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		465,145
TOTAL JUST VALUE		522,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014211	NEW CONSTR	533,336	10/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/1384	4/28/2022	SW	Q	I	01	570,200
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: BUCKALEW RYAN O & A						
2482/1721	7/28/2021	SW	Q	V	05	650,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W22 BAS=[YR=2022] W17 S26 FGR=[YR=2022] S39 E20
FOP=[YR=2022] E7 S3 E12 N8 W12 N7 W7 S12$ N21 W9 N18 W11$ E11
S18E9 S9 E7 S7 E12 N50 W22 N10$ S10 E22 N10$ PTR=E15
FUS=[YR=2022] E39 S45 W12 N2 W27 N43$ W15$.

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	583.00	SF	10.00	10.00	100	2022	2022	3	100	5,830	

LAND DESCRIPTION

TOTAL OB/XF 5,830

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	000100	C	SFR	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 08/02/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS