

LOT 241
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BLANDINO PETER JR & CHRISTINE DORTA
318 SALT MEADOW LOOP
YULEE, FL 32097

2024

44-2N-27-1003-0241-0000



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 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
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

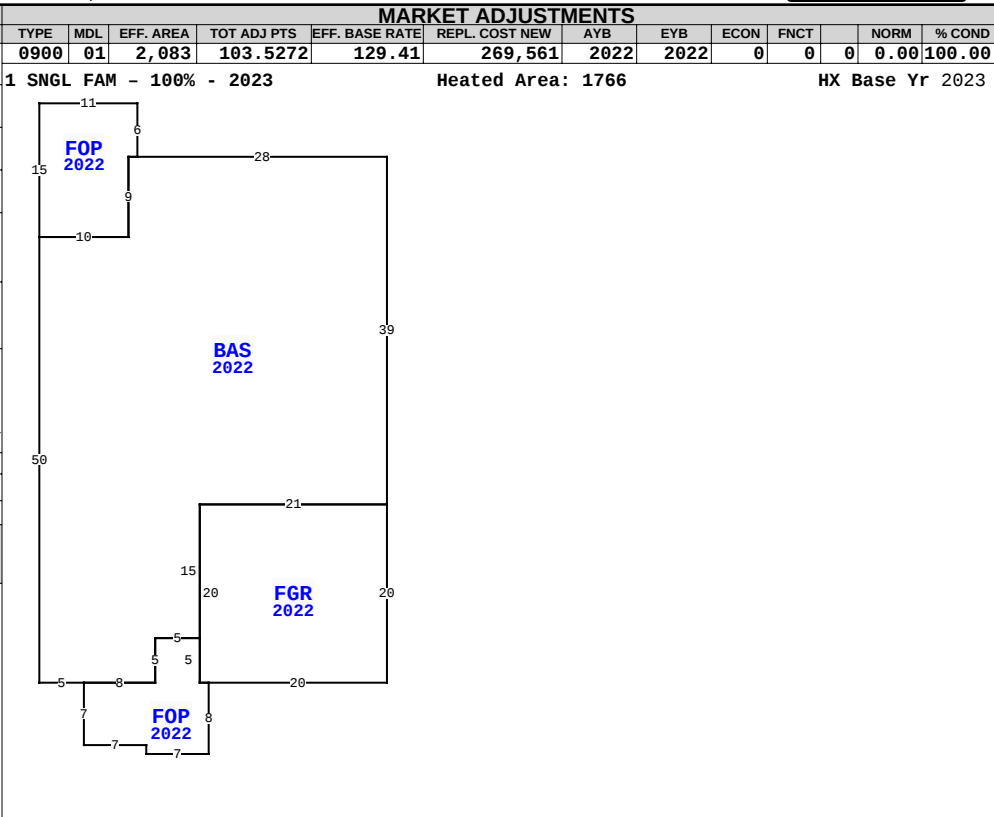
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100	1,766	228,538
FGR	420	55	231	29,894
FOP	130	30	39	5,047
FOP	156	30	47	6,082

TOTALS	2,472		2,083	269,561
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVR	0 100	0	0	644.00	SF	10.00	
2	0476	VF 6 SBPL	0 100	0	0	240.00	LF	32.00	
3	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	

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	03/21/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
14,637									

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14,637									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					269,561				
TOTAL MARKET OB/XF VALUE					14,637				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					359,198				
SOH/AGL Deduction					3,020				
ASSESSED VALUE					356,178				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					306,178				
TOTAL JUST VALUE					359,198				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					345,804				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006176	CO ISSUED	0	04/20/2022
21014702	NEW CONSTR	296,846	10/26/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2559/0407	4/25/2022	SW	Q	I	01	479,400	
GRANTOR:PULTE HOME COMPANY LL							
GRANTEE:BLANDINO PETER JR &							
2482/1721	7/28/2021	SW	Q	V	05	650,000	
GRANTOR:WILDLIGHT LLC							
GRANTEE:PULTE HOME COMPANY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W28 FOP=[YR=2022] N6 W11 S15 E10 N9 E1S W1 S9 W10 S50 E5 FOP=[YR=2022] S7 E7 S1 E7 N8 FGR=[YR=2022] E20 N20 W21 S20 E1S W1 N5 W5 S5 W8S E8 N5 E5 N15 E21 N39S.									