

LOT 245
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

THE FLORIDA WILDLIGHT LAND TRUST OF KALLIOPE BARLI
340 SALT MEADOW LOOP
YULEE, FL 32097

2024

44-2N-27-1003-0245-0000



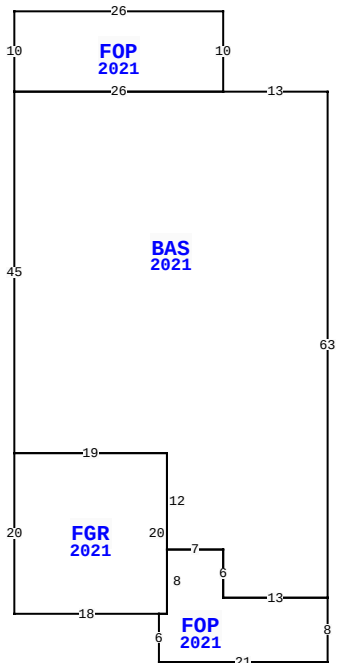
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,073	100	2,073	278,683
FGR	380	55	209	28,097
FOP	208	30	62	8,335
FOP	260	30	78	10,486
TOTALS	2,921		2,422	325,600

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	700.00	SF	10.00	10.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,422	108.0891	135.11	327,236	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2024											
Heated Area: 2073											
HX Base Yr 2024											



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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		325,600	
TOTAL MARKET OB/XF VALUE		6,930	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		407,530	
SOH/AGL Deduction		0	
ASSESSED VALUE		407,530	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		357,530	
TOTAL JUST VALUE		407,530	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		392,888	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012020	CO ISSUED	0	08/05/2022
21007353	NEW CONSTR	302,095	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/476	4/10/2024	QC	U	I	11	100
GRANTOR: BARLIS KALLIOPE						
GRANTEE: THE FLORIDA WILDLIG						
2687/454	12/22/2023	SW	Q	I	01	514,200
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: BARLIS KALLIOPE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W13 FOP=[YR=2021] N10 W26 S10 E26\$ W26 S45									
FGR=[YR=2021] S20 E18 FOP=[YR=2021] S6 E21 N8 W13 N6 W7 S8									
W1\$ E1 N20 W19\$ E19 S12 E7 S6 E13 N63\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PD -	E 0.00	0.00	1.00