

LOT 246
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

PATEL HARMISH
348 SALT MEADOW LOOP
YULEE, FL 32097

2024

44-2N-27-1003-0246-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	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		5 100
Bathrooms		4.5 100
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
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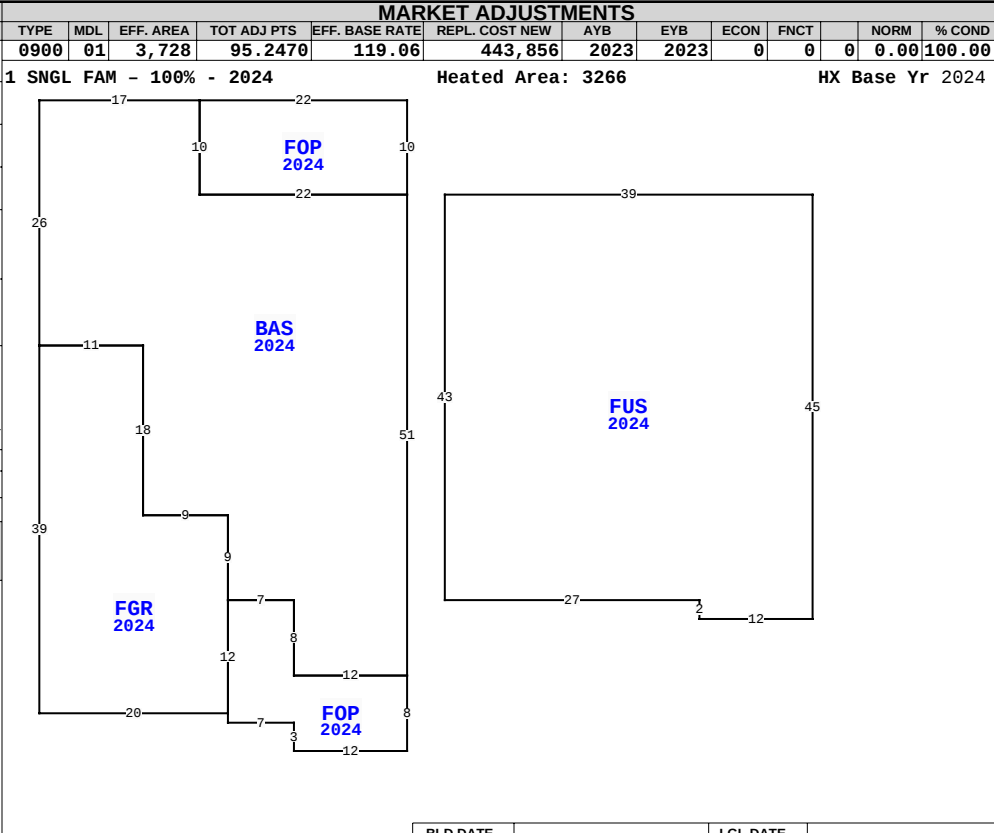
NEIGHBORHOOD/LOC	4086.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	1,565	186,329
FGR	618	55	340	40,480
FOP	187	30	56	6,667
FOP	220	30	66	7,858
FUS	1,701	100	1,701	202,521

TOTALS	4,291		3,728	443,856
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	593.00	SF	10.00	10.00	100	2024

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



348 SALT MEADOW LOOP, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2024	2023		100	5,930	

TOTAL OB/XF											
5,930											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										443,856	
TOTAL MARKET OB/XF VALUE										5,930	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										524,786	
SOH/AGL Deduction										0	
ASSESSED VALUE										524,786	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										474,786	
TOTAL JUST VALUE										524,786	
NCON VALUE										449,786	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011151	CO ISSUED		09/01/2023
23001293	NEW CONSTR	596,531	01/30/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2667/913	9/08/2023	SW	Q	I	01	643,900	
GRANTOR:PULTE HOME COMPANY LL							
GRANTEE: PATEL HARMISH							
2482/1721	7/28/2021	SW	Q	V	05	650,000	
GRANTOR:WILDLIGHT LLC							
GRANTEE: PULTE HOME COMPANY							

BUILDING NOTES											
BAS=[YR=2024;ORIG=0,0] E17 S10 E22 S51 W12 N8 W7 N9 W9 N18 W11 N26 \$											
FUS=[YR=2024;ORIG=82,10] W39 S43 E27 S2 E12 N45 \$											
FGR=[YR=2024;ORIG=20,44] S9 S12 W20 N39 E11 S18 E9 \$											
FOP=[YR=2024;ORIG=39,69] W12 N3 W7 N1 N12 E7 S8 E12 S8 \$											
FOP=[YR=2024;ORIG=39,0] W22 S10 E22 N10 \$											