LOT 167
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

WOOD NATHAN & REBEKAH KRIEK
306 MUHLY GRASS STREET
YULEE, FL 32097

2025

44-2N-27-1003-0167-0000

BUILDING CHARACTERISTICS

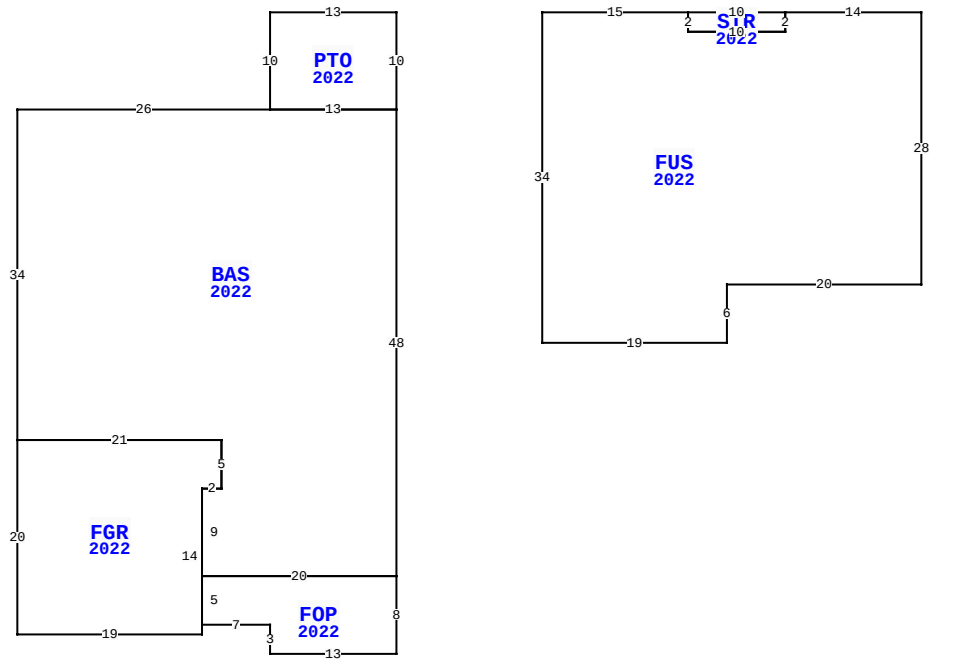
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	2022	1,596	205,553
FGR	390	55	2022	214	27,562
FOP	139	30	2022	42	5,409
FUS	1,186	100	2022	1,186	152,748
PTO	130	5	2022	6	773
STR	20	10	2022	2	258
TOTALS	3,461			3,046	392,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,046	98.0628	129.44	394,274	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2782 HX Base Yr 2023



306 MUHLY GRASS ST, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		392,303
TOTAL MARKET OB/XF VALUE		7,128
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		474,431
SOH/AGL Deduction		11,367
ASSESSED VALUE		463,064
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		412,342
TOTAL JUST VALUE		474,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012135	CO ISSUED	0	08/26/2022
22002022	NEW CONSTR	440,587	02/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1300	8/30/2022	SW	Q	I	02	566,900
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WOOD NATHAN & REBEK						
2527/1161	1/07/2022	SW	Q	V	05	1,170,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W13 S10 BAS=[YR=2022] W26 S34 FGR=[YR=2022] S20 E19 N1 FOP=[YR=2022] E7S3E13 N8 W20 S5$ N14 E2 N5 W21$ E21 S5 W2 S9 E20 N48 W13$ E13 N10$ PTR=E15 FUS=[YR=2022] E15 STR=[YR=2022] E10 S2 W10 N2$ S2 E10 N2 E14 S28 W20 S6 W19 N34$ 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	720.00	SF	10.00	10.00	100	2022	2022	3	99	7,128	

LAND DESCRIPTION

TOTAL OB/XF 7,128

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	000135	C	RES NATURAL	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 07/30/2025 BY SYS