LOT 171
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

WILLIAMSON JOSHUA & LINDSAY
330 MUHLY GRASS STREET
YULEE, FL 32097

2025

44-2N-27-1003-0171-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

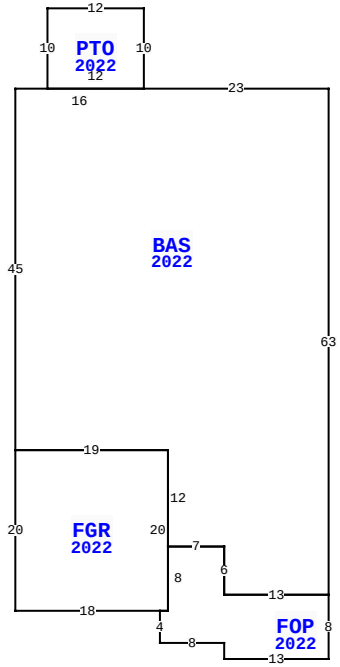
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2022	2,073	278,827
FGR	380	55	2022	209	28,112
FOP	192	30	2022	58	7,801
PTO	120	5	2022	6	807
TOTALS	2,765			2,346	315,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,346	102.4100	135.18	317,132	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2073 HX Base Yr 2023



330 MUHLY GRASS ST, 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		315,546
TOTAL MARKET OB/XF VALUE		5,792
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		396,338
SOH/AGL Deduction		8,270
ASSESSED VALUE		388,068
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		337,346
TOTAL JUST VALUE		396,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017998	CO ISSUED	0	12/07/2022
22005861	NEW CONSTR	337,415	04/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/0602	12/21/2022	SW	Q	I	01	504,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WILLIAMSON JOSHUA &						
2550/0405	3/25/2022	SW	Q	V	05	1,040,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W23 PTO=[YR=2022] N10 W12 S10 E12$ W16 S45
FGR=[YR=2022] S20 E18 FOP=[YR=2022] S4 E8 S2 E13 N8 W13 N6 W7
S8W1$ E1 N20 W19$ E19 S12 E7 S6 E13 N63$.

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	552.00	SF	10.00	10.00	100	2022	2022	3	99	5,465	
2	0855	CONC PAVER	0	100	3	11	33.00	SF	10.00	10.00	100	2022	2022	3	99	327	

LAND DESCRIPTION

TOTAL OB/XF 5,792

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 01/24/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS