LOT 173
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

CHEN JIANQING
340 MUHLY GRASS STREET
YULEE, FL 32097

2025

44-2N-27-1003-0173-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

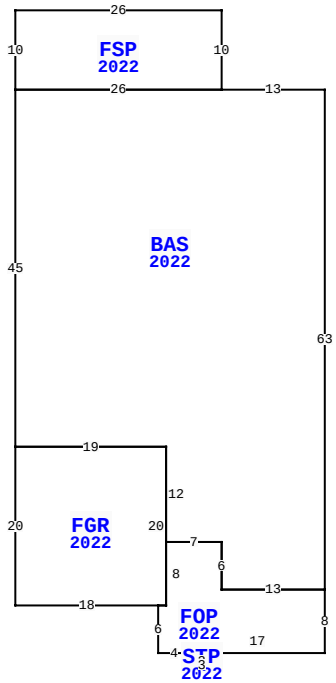
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	290,997
FGR	380	55	2022	209	29,339
FOP	208	30	2022	62	8,703
FSP	260	40	2022	104	14,599
STP	3	10	2022	0	0
TOTALS	2,924			2,448	343,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,448	106.8788	141.08	345,364	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 2073 HX Base Yr



340 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	343,637
TOTAL MARKET OB/XF VALUE	6,792
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	425,429
SOH/AGL Deduction	0
ASSESSED VALUE	425,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	425,429
TOTAL JUST VALUE	425,429
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	408,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017544	CO ISSUED	0	11/29/2022
22006224	NEW CONSTR	345,589	04/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/1673	11/30/2022	SW	Q	I	01	508,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: CHEN JIANQING						
2550/0405	3/25/2022	SW	Q	V	05	1,040,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

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	0	0	0	21.00	SF	10.00	10.00	100	2022	2022	3	99	208	
2	0855	CONC PAVER	0	0	0	0	665.00	SF	10.00	10.00	100	2022	2022	3	99	6,584	

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] N10 W26 S10 E26$ W26 S45 FGR=[YR=2022] S20 E18 FOP=[YR=2022] S6 E4 STP=[YR=2022] S1 E3 N1 W3$ E17 N8 W13 N6 W7 S8 W1$ E1 N20 W19$ E19 S12 E7 S6 E13 N63$.

LAND DESCRIPTION

TOTAL OB/XF 6,792

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