LOT 198
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

LARA TODD & VANESSA
324 SHORTLEAF LN
YULEE, FL 32097

2025

44-2N-27-1003-0198-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

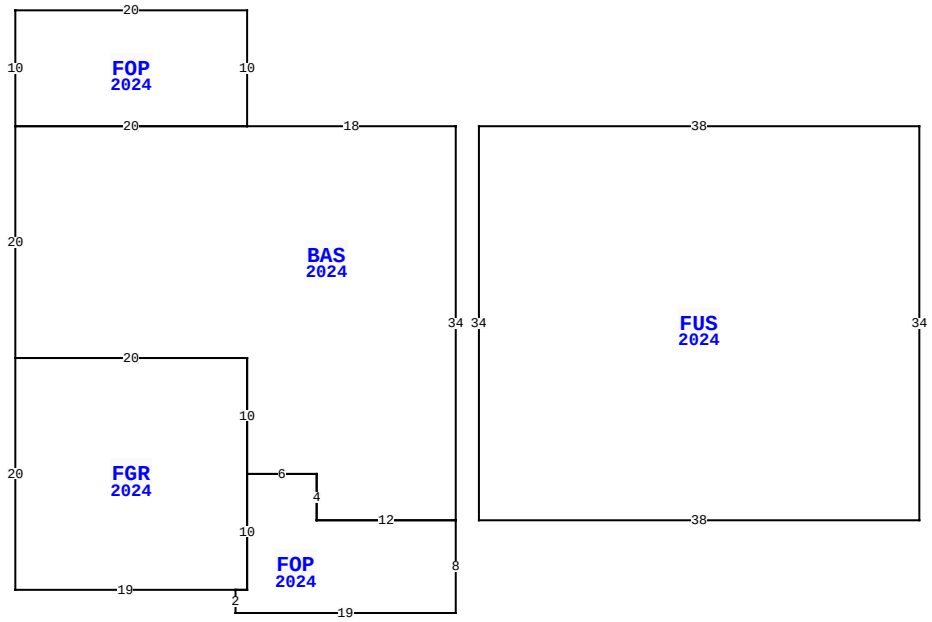
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	988	100	2024	988	133,686
FGR	400	55	2024	220	29,768
FOP	170	30	2024	51	6,901
FOP	200	30	2024	60	8,119
FUS	1,292	100	2024	1,292	174,821
TOTALS	3,050			2,611	353,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,611	102.5088	135.31	353,294	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2280 HX Base Yr 2025



324 SHORTLEAF LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		353,294
TOTAL MARKET OB/XF VALUE		6,990
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		435,284
SOH/AGL Deduction		58,110
ASSESSED VALUE		377,174
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		326,452
TOTAL JUST VALUE		435,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007890	CO ISSUED		11/30/2023
230007890	NEW SFR	417,615	06/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/111	12/15/2023	SW	Q	I	01	494,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: LARA TODD & VANESSA						
2607/0313	12/08/2022	SW	Q	V	05	845,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,10] E20 E18 S34 W12 N4 W6 N10 W20 N20 $
FOP=[YR=2024;ORIG=20,0] W20 S10 E20 N10 $
FOP=[YR=2024;ORIG=38,44] W12 N4 W6 S10 W1 S2 E19 N8 $
FGR=[YR=2024;ORIG=20,30] W20 S20 E19 E1 N10 N10 $
FUS=[YR=2024;ORIG=40,10] E38 S34 W38 N34 $
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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	699.00	SF	10.00	10.00	100	2024	2023		100	6,990	

LAND DESCRIPTION

TOTAL OB/XF 6,990

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	000100	C	RES	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 12/04/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS