LOT 199
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

ARYEETEY RUSSELL
318 SHORTLEAF LANE
YULEE, FL 32097

**2025**

**44-2N-27-1003-0199-0000**

## 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 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 |
| Quality | 02 | Quality Level 02 |

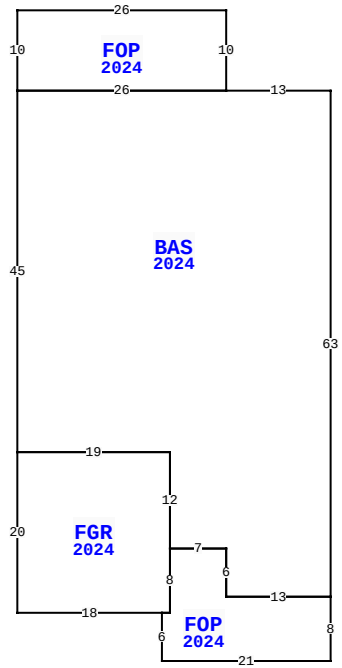
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,073 | 100 | 2024 | 2,073 | 295,776 |
| FGR | 380 | 55 | 2024 | 209 | 29,820 |
| FOP | 208 | 30 | 2024 | 62 | 8,846 |
| FOP | 260 | 30 | 2024 | 78 | 11,129 |
| TOTALS | 2,921 | | | 2,422 | 345,571 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,422 | 108.0891 | 142.68 | 345,571 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 0% - 2025 Heated Area: 2073 HX Base Yr




318 SHORTLEAF LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 345,571 |
| TOTAL MARKET OB/XF VALUE | 7,660 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 428,231 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 428,231 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 428,231 |
| TOTAL JUST VALUE | 428,231 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 409,896 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230007893 | CO ISSUED | | 01/08/2024 |
| 230007893 | NEW SFR | 389,282 | 06/20/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2707/1787 | 4/19/2024 | SW | Q | I | 01 | 455,000 |
| GRANTOR: PULTE HOME COMPANY LL | | | | | | |
| GRANTEE: ARYEETEY RUSSELL | | | | | | |
| 2607/0313 | 12/08/2022 | SW | Q | V | 05 | 845,000 |
| 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 | 766.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 7,660 | |

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=69,0] W13 W26 S45 E19 S12 E7 S6 E13 N63 $
FGR=[YR=2024;ORIG=30,45] E19 S12 S8 W1 W18 N20 $
FOP=[YR=2024;ORIG=49,57] E7 S6 E13 S8 W21 N6 E1 N8 $
FOP=[YR=2024;ORIG=30,-10] E26 S10 W26 N10 $
.

## LAND DESCRIPTION

TOTAL OB/XF 7,660

| 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 | 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 12/11/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS