LOT 201
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

REAVES ERRILYN S & MARCUS
306 SHORTLEAF LN
YULEE, FL 32097

2025

44-2N-27-1003-0201-0000

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02

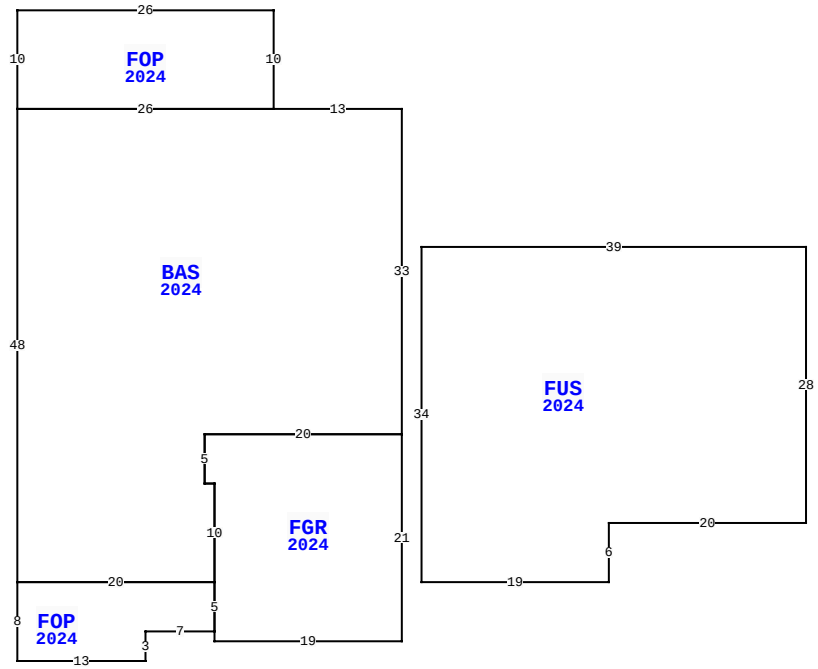
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100	2024	1,582	197,845
FGR	404	55	2024	222	27,763
FOP	139	30	2024	42	5,253
FOP	260	30	2024	78	9,755
FUS	1,206	100	2024	1,206	150,822
TOTALS	3,591			3,130	391,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,130	94.7416	125.06	391,438	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2788 HX Base Yr



306 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	391,438
TOTAL MARKET OB/XF VALUE	7,180
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	473,618
SOH/AGL Deduction	0
ASSESSED VALUE	473,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	473,618
TOTAL JUST VALUE	473,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	452,866

T=3578 H=2782 G=397 P=399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006326	CO ISSUED		11/03/2023
230006326	NEW SFR	505,277	05/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2691/1425	1/17/2024	SW	Q	I	01	520,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: REAVES ERRILYN S &						
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=-30,10] E26 E13 S33 W20 S5 E1 S10 W20 N48 $
FUS=[YR=2024;ORIG=11,24] E39 S28 W20 S6 W19 N34 $
FGR=[YR=2024;ORIG=9,43] W20 S5 E1 S10 S5 S1 E19 N21 $
FOP=[YR=2024;ORIG=-4,0] W26 S10 E26 N10 $
FOP=[YR=2024;ORIG=-10,58] W20 S8 E13 N3 E7 N5 $
.

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	718.00	SF	10.00	10.00	100	2024	2023		100	7,180	

LAND DESCRIPTION

TOTAL OB/XF 7,180

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