LOT 202
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BELL VENTAVIOUS DEONTE & BIANCA ROCHELLE
300 SHORTLEAF LN
YULEE, FL 32097

2025

44-2N-27-1003-0202-0000

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		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

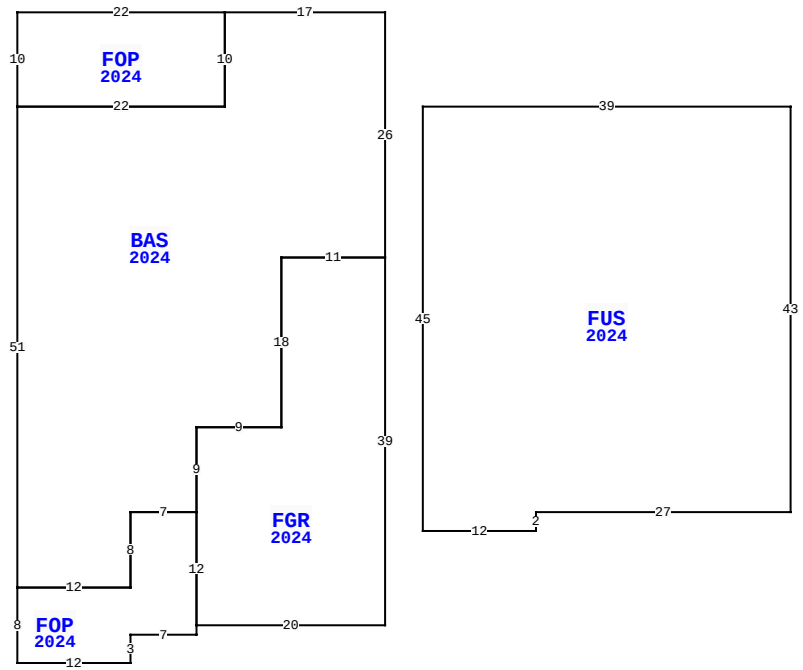
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	2024	1,565	196,767
FGR	618	55	2024	340	42,748
FOP	187	30	2024	56	7,041
FOP	220	30	2024	66	8,298
FUS	1,701	100	2024	1,701	213,867
TOTALS	4,291			3,728	468,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,728	95.2470	125.73	468,721	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 3266 HX Base Yr



300 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		468,721
TOTAL MARKET OB/XF VALUE		7,340
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		551,061
SOH/AGL Deduction		9,605
ASSESSED VALUE		541,456
TOTAL EXEMPTION VALUE	13	541,456
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		551,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012242	CO ISSUED		09/25/2023
22016308	NEW CONSTR	596,531	10/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/754	9/27/2023	SW	Q	I	01	615,000
GRANTOR: PULTE HOME COMPANY						
GRANTEE: BELL VENTAVIOUS DEO						
2592/1236	9/23/2022	SW	Q	V	05	780,000
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	100	0	0	734.00	SF	10.00	10.00	100	2024	2023		100	7,340	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=46,0] W17 S10 W22 S51 E12 N8 E7 N9 E9 N18 E11 N26 $
FUS=[YR=2024;ORIG=50,10] E39 S43 W27 S2 W12 N45 $
FOP=[YR=2024;ORIG=7,0] E22 S10 W22 N10 $
FOP=[YR=2024;ORIG=7,61] E12 N8 E7 S12 S1 W7 S3 W12 N8 $
FGR=[YR=2024;ORIG=35,26] S18 W9 S9 S12 E20 N39 W11 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,340

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 10/05/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS