LOT 212
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

COOPER DEV N RAY
364 MUHLY GRASS STREET
YULEE, FL 32097

2025

44-2N-27-1003-0212-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

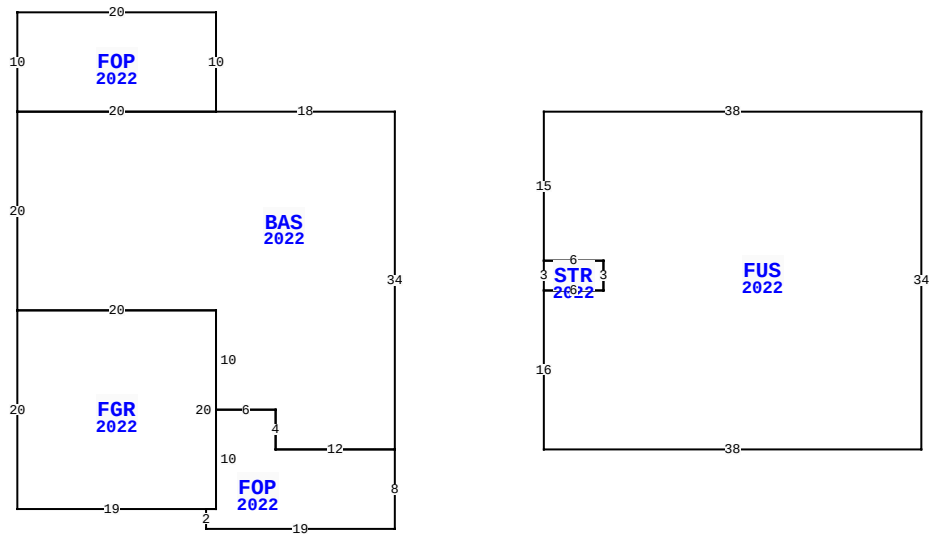
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	2022	988	137,874
FGR	400	55	2022	220	30,701
FOP	170	30	2022	51	7,117
FOP	200	30	2022	60	8,373
FUS	1,274	100	2022	1,274	177,786
STR	18	10	2022	2	280
TOTALS	3,050			2,595	362,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,595	106.2480	140.25	363,949	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 2262 HX Base Yr



364 MUHLY GRASS ST, YULEE

BLD DATE	03/21/2023 NW	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	362,129
TOTAL MARKET OB/XF VALUE	3,995
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	441,124
SOH/AGL Deduction	0
ASSESSED VALUE	441,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	441,124
TOTAL JUST VALUE	441,124
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	423,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013143	CO ISSUED	0	08/26/2022
22002836	NEW CONSTR	454,132	02/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/0196	8/26/2022	SW	Q	I	01	421,300
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: COOPER DEV N RAY						
2527/1161	1/07/2022	SW	Q	V	05	1,170,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FOP=[YR=2022] N10 W20 S10 E20$ W20 S20 FGR=[YR=2022] S20 E19 FOP=[YR=2022] S2 E19 N8 W12 N4 W6 S10 W1$ E1 N20 W20$ E20 S10 E6 S4 E12 N34$ PTR=E15 FUS=[YR=2022] E38 S34 W38 N16 STR=[YR=2022] E6 N3 W6 S3$ E6 N3 W6 N15$ W15$.

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	0811	CONCRETE B	0	0	0	0	776.00	SF	5.20	5.20	100	2022	2022	3	99	3,995	

LAND DESCRIPTION

TOTAL OB/XF 3,995

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 12/21/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS