LOT 213
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

DANGERFIELD MARIA
368 MUHLY GRASS STREET
YULEE, FL 32097

2025

44-2N-27-1003-0213-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

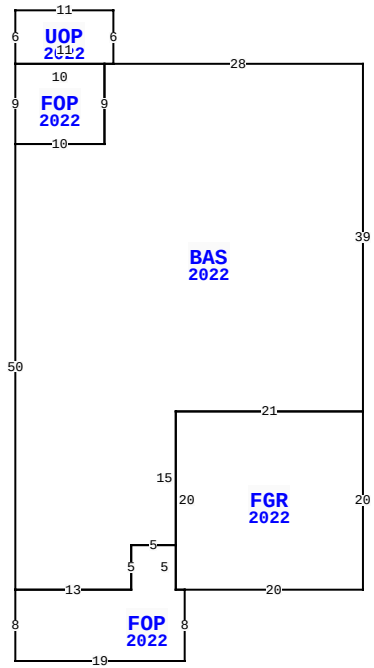
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,766	100	2022	1,766	240,135
FGR	420	55	2022	231	31,410
FOP	90	30	2022	27	3,672
FOP	177	30	2022	53	7,207
UOP	66	20	2022	13	1,768
TOTALS	2,519			2,090	284,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,090	103.5272	136.66	285,619	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1766 HX Base Yr 2023



368 MUHLY GRASS ST, YULEE

BLD DATE	03/21/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,191
TOTAL MARKET OB/XF VALUE		11,125
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		370,316
SOH/AGL Deduction		6,507
ASSESSED VALUE		363,809
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		313,087
TOTAL JUST VALUE		370,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013873	CO ISSUED	0	09/13/2022
22002837	NEW CONSTR	296,337	02/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/1904	12/07/2024	QC	U	I	11	100
GRANTOR: DANGERFIELD LOURDES &						
GRANTEE: DANGERFIELD MARIA						
2592/1284	9/16/2022	SW	Q	I	02	402,200
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: DANGERFIELD LOURDES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W28 UOP=[YR=2022] N6 W11 S6 FOP=[YR=2022] S9 E10 N9 W10$ E11$ W1 S9 W10 S50 FOP=[YR=2022] S8 E19 N8 FGR=[YR=2022] E20 N20 W21 S20 E1$ W1 N5 W5 S5 W13$ E13 N5 E5 N15 E21 N39$.

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	100	0	0	731.00	SF	5.20	5.20	100	2022	2022	3	99	3,763	
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2022	2022	3	98	6,774	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 11,125

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