LOT 216
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

LEON SILVIO G & ERICA NIGRO
378 MUHLY GRASS ST
YULEE, FL 32097

2025

44-2N-27-1003-0216-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

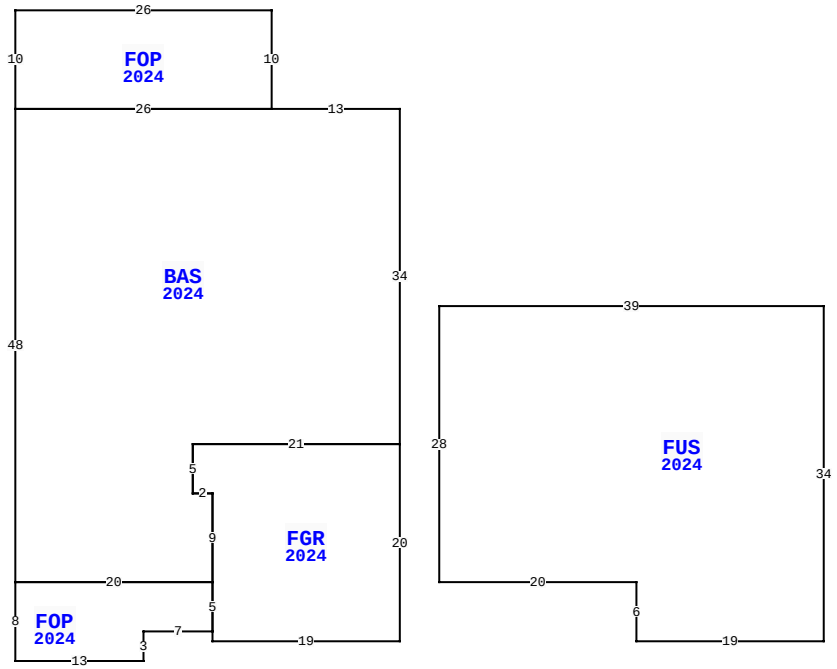
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,596	100	2024	1,596	205,118
FGR	390	55	2024	214	27,503
FOP	139	30	2024	42	5,398
FOP	260	30	2024	78	10,025
FUS	1,206	100	2024	1,206	154,995
TOTALS	3,591			3,136	403,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,136	97.3636	128.52	403,039	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2802 HX Base Yr 2024



378 MUHLY GRASS ST, 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		403,039
TOTAL MARKET OB/XF VALUE		7,040
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		485,079
SOH/AGL Deduction		49,986
ASSESSED VALUE		435,093
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		379,371
TOTAL JUST VALUE		485,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007110	COISSUED		06/01/2023
22013376	NEW CONSTR	443,774	09/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/48	6/23/2023	SW	Q	I	01	518,500
GRANTOR: PULTE HOME COMPANY						
GRANTEE: LEON SILVIO G & ERI						
2592/1236	9/23/2022	SW	Q	V	05	780,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,0] E26 E13 S34 W21 S5 E2 S9 W20 N48 $
FOP=[YR=2024;ORIG=0,0] E26 N10 W26 S10 $
FGR=[YR=2024;ORIG=39,34] W21 S5 E2 S9 S5 S1 E19 N20 $
FOP=[YR=2024;ORIG=20,48] S5 W7 S3 W13 N8 E20 $
FUS=[YR=2024;ORIG=82,20] W39 S28 E20 S6 E19 N34 $
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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	704.00	SF	10.00	10.00	100	2024	2023		100	7,040	

LAND DESCRIPTION

TOTAL OB/XF 7,040

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 07/06/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS