LOT 217
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

STUDDARD AARON
382 MUHLY ST
YULEE, FL 32097

2025

44-2N-27-1003-0217-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

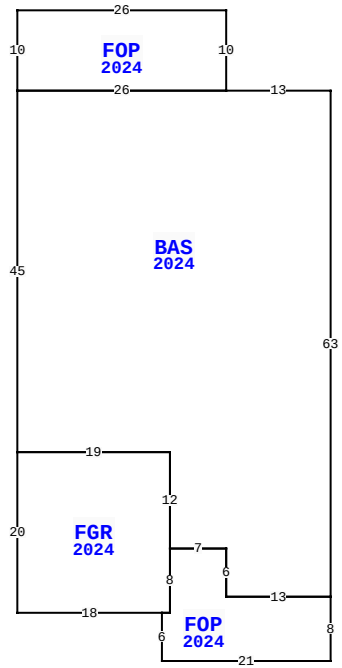
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,073	100	2024	2,073	276,144
FGR	380	55	2024	209	27,841
FOP	208	30	2024	62	8,259
FOP	260	30	2024	78	10,390
TOTALS	2,921			2,422	322,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,422	100.9204	133.21	322,635	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2073 HX Base Yr 2024



382 MUHLY GRASS ST, 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		322,635
TOTAL MARKET OB/XF VALUE		6,470
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		404,105
SOH/AGL Deduction		5,877
ASSESSED VALUE		398,228
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		347,506
TOTAL JUST VALUE		404,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007643	CO ISSUED		06/14/2023
22015823	NEW CONSTR	386,596	10/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/501	7/07/2023	SW	Q	I	01	472,600
GRANTOR: PULTE HOME COMPANY						
GRANTEE: STUDDARD AARON						
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=39,0] W13 W26 S45 E19 S12 E7 S6 E13 N63 $
FOP=[YR=2024;ORIG=0,0] E26 N10 W26 S10 $
FGR=[YR=2024;ORIG=0,45] E19 S12 S8 W1 W18 N20 $
FOP=[YR=2024;ORIG=19,57] E7 S6 E13 S8 W21 N6 E1 N8 $
.

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	647.00	SF	10.00	10.00	100	2024	2023		100	6,470	

LAND DESCRIPTION

TOTAL OB/XF 6,470

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