LOT 218
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

ARNOLD LIVING TRUST/ARNOLD HARRY S CO-TRUSTEE
386 MUHLY GRASS ST
YULEE, FL 32097

2025

44-2N-27-1003-0218-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

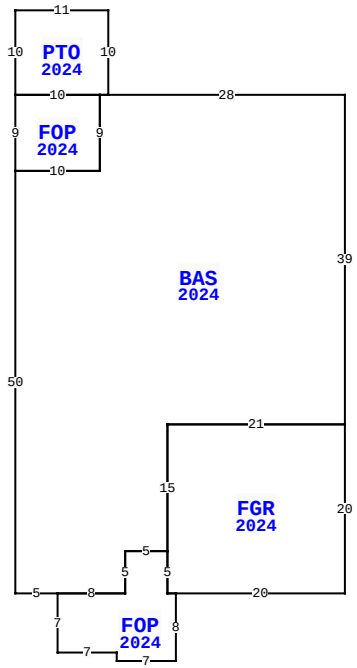
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,766	100	2024	1,766	241,765
FGR	420	55	2024	231	31,624
FOP	90	30	2024	27	3,696
FOP	130	30	2024	39	5,339
PTO	110	5	2024	6	821
TOTALS	2,516			2,069	283,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,069	103.7134	136.90	283,246	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1766 HX Base Yr 2025



386 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		283,246
TOTAL MARKET OB/XF VALUE		7,750
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		365,996
SOH/AGL Deduction		0
ASSESSED VALUE		365,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		315,274
TOTAL JUST VALUE		365,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007832	CO ISSUED		06/20/2023
22015897	NEW CONSTR	329,926	10/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/152	3/27/2024	WD	U	I	11	100
GRANTOR: ARNOLD HARRY S & KELE						
GRANTEE: ARNOLD LIVING TRUST						
2650/668	6/21/2023	SW	Q	I	01	415,100
GRANTOR: PULTE HOME COMPANY						
GRANTEE: ARNOLD HARRY S & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=190,30] W28 W1 S9 W10 S50 E5 E8 N5 E5 N15 E21 N39 $
FOP=[YR=2024;ORIG=151,30] E10 S9 W10 N9 $
PTO=[YR=2024;ORIG=151,20] E11 S10 W1 W10 N10 $
FGR=[YR=2024;ORIG=169,69] E21 S20 W20 W1 N5 N15 $
FOP=[YR=2024;ORIG=156,89] S7 E7 S1 E7 N8 W1 N5 W5 S5 W8 $
.

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	775.00	SF	10.00	10.00	100	2024	2023		100	7,750	

LAND DESCRIPTION

TOTAL OB/XF 7,750

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 07/13/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS