LOT 222
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

SAMS WILLIAM A &/BLACKBURN NATALIE LYNN
393 MUHLY GRASS STREET
YULEE, FL 32097

2025

44-2N-27-1003-0222-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	02	Quality Level 02

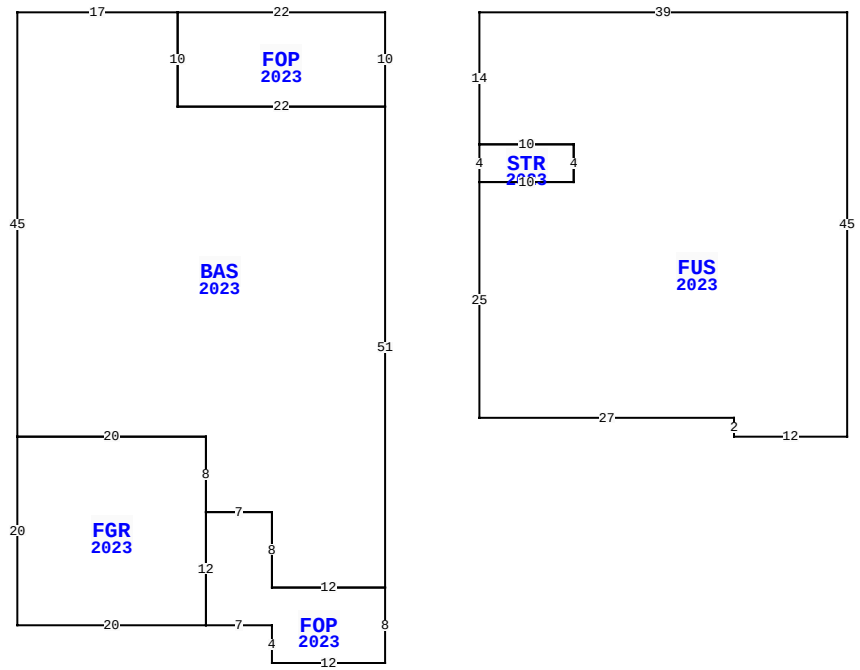
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	2023	1,783	237,050
FGR	400	55	2023	220	29,249
FOP	180	30	2023	54	7,179
FOP	220	30	2023	66	8,775
FUS	1,661	100	2023	1,661	220,830
STR	40	10	2023	4	532
TOTALS	4,284			3,788	503,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,788	100.7190	132.95	503,615	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 3444 HX Base Yr 2024



393 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		503,615
TOTAL MARKET OB/XF VALUE		5,810
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		584,425
SOH/AGL Deduction		161,269
ASSESSED VALUE		423,156
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		372,434
TOTAL JUST VALUE		584,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002454	CO ISSUED	0	02/23/2023
22007549	NEW CONSTR	546,699	05/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1708	2/24/2023	SW	Q	I	02	651,200
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: SAMS WILLIAM A & NA						
2550/0405	3/25/2022	SW	Q	V	05	1,040,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

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	581.00	SF	10.00	10.00	100	2023	2023		100	5,810	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,0] W22 N10 W17 S45 E20 S8 E7 S8 E12 N51 $
FOP=[YR=2023;ORIG=48,-10] E22 S10 W22 N10 $
FGR=[YR=2023;ORIG=31,35] E20 S8 S12 W20 N20 $
FOP=[YR=2023;ORIG=51,43] E7 S8 E12 S8 W12 N4 W7 N12 $
FUS=[YR=2023;ORIG=80,-10] E39 S45 W12 N2 W27 N25 E10 N4 W10 N14 $
STR=[YR=2023;ORIG=80,4] E10 S4 W10 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,810

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	000134	C	RES POND	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 04/19/2021 BY HG Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS