LOT 224
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

NGUYEN TAI V & HOA T
385 MUHLY GRASS STREET
YULEE, FL 32097

2025

44-2N-27-1003-0224-0000

NASSAU COUNTY PROPERTY

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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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

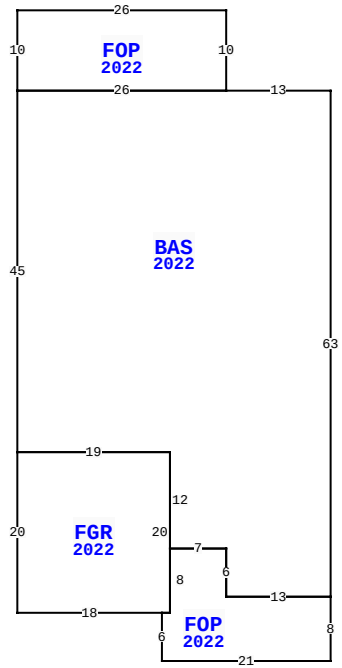
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2022	2,073	304,176
FGR	380	55	2022	209	30,667
FOP	208	30	2022	62	9,097
FOP	260	30	2022	78	11,445
TOTALS	2,921			2,422	355,386

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	111.7200	147.47	357,172	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2073 HX Base Yr 2023



385 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		355,386
TOTAL MARKET OB/XF VALUE		11,702
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		442,088
SOH/AGL Deduction		9,506
ASSESSED VALUE		432,582
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		381,860
TOTAL JUST VALUE		442,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014773	CO ISSUED	0	10/04/2022
22005348	NEW CONSTR	345,199	04/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2597/1218	10/10/2022	SW	Q	I	01	434,500
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: NGUYEN TAI V & HOA						
2550/0405	3/25/2022	SW	Q	V	05	1,040,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

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	682.00	SF	10.00	10.00	100	2022	2022	3	99	6,752	
2	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	99	4,950	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FOP=[YR=2022] N10 W26 S10 E26$ W26 S45
FGR=[YR=2022] S20 E18FOP=[YR=2022] S6 E21 N8 W13 N6 W7 S8 W1$
E1 N20 W19$ E19 S12 E7 S6 E13 N63$.

LAND DESCRIPTION

TOTAL OB/XF 11,702

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 12/16/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS