LOT 232
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

HALL TORIVIO LASAWN
351 MUHLY GRASS STREET
YULEE, FL 32097

**2025**

**44-2N-27-1003-0232-0000**

## 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 | | 5 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 02 | Quality Level 02 |

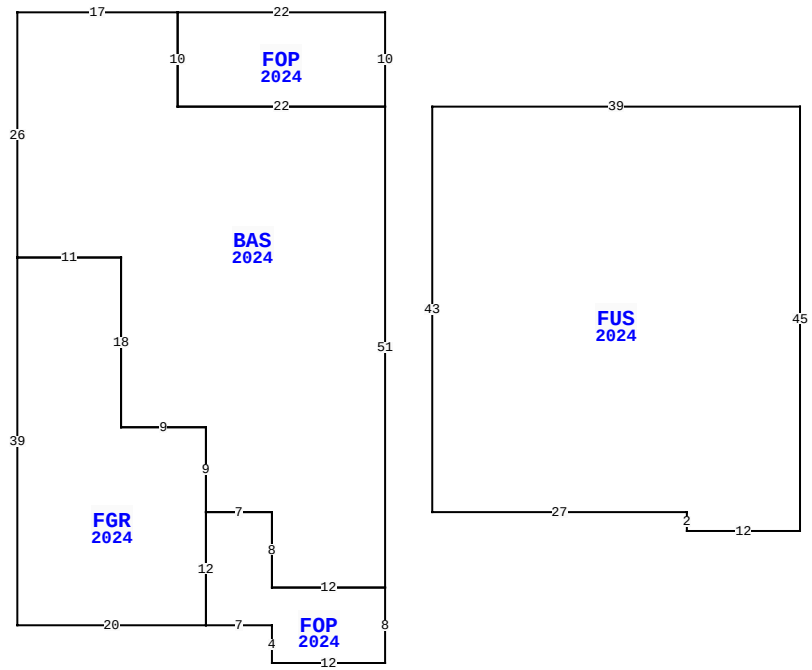
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,565 | 100 | 2024 | 1,565 | 193,231 |
| FGR | 618 | 55 | 2024 | 340 | 41,980 |
| FOP | 180 | 30 | 2024 | 54 | 6,667 |
| FOP | 220 | 30 | 2024 | 66 | 8,149 |
| FUS | 1,701 | 100 | 2024 | 1,701 | 210,022 |
| TOTALS | 4,284 | | | 3,726 | 460,049 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,726 | 93.5370 | 123.47 | 460,049 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 3266 HX Base Yr




351 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 | | 460,049 |
| TOTAL MARKET OB/XF VALUE | | 11,986 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 547,035 |
| SOH/AGL Deduction | | 9,201 |
| ASSESSED VALUE | | 537,834 |
| TOTAL EXEMPTION VALUE | 13 | 537,834 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 547,035 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 522,676 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| SP250003513 | PRIVATE PROVIDER | 76,600 | 04/04/2025 |
| 23003462 | CO ISSUED | 0 | 03/15/2023 |
| 22009266 | NEW CONSTR | 523,413 | 06/16/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2626/1367 | 3/17/2023 | SW | Q | I | 01 | 626,100 |
| GRANTOR: PULTE HOME COMPANY LL | | | | | | |
| GRANTEE: HALL TORIVIO LASAWN | | | | | | |
| 2565/0818 | 5/24/2022 | SW | Q | V | 05 | 780,000 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: PULTE HOME COMPANY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=39,10] W22 N10 W17 S26 E11 S18 E9 S9 E7 S8 E12 N51 $
FGR=[YR=2024;ORIG=0,26] E11 S18 E9 S9 S12 W20 N39 $
FOP=[YR=2024;ORIG=17,10] E22 N10 W22 S10 $
FOP=[YR=2024;ORIG=20,53] E7 S8 E12 S8 W12 N4 W7 N12 $
FUS=[YR=2024;ORIG=44,10] E39 S45 W12 N2 W27 N43 $
.

## 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 | 740.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 7,400 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 126.00 | LF | 32.00 | 32.00 | 100 | 2024 | 2023 | | 99 | 3,992 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2023 | | 99 | 594 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,986

| 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 07/11/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS