LOT 233
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

WAKIM JOSEPH/HOMSI-WAKIM LEEN
345 MUHLY GRASS STREET
YULEE, FL 32097

2025

44-2N-27-1003-0233-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

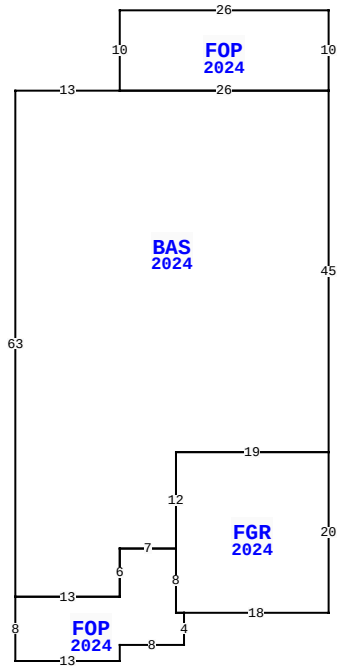
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	192	30	2024	58	7,726
FOP	260	30	2024	78	10,390
TOTALS	2,905			2,418	322,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,418	100.9204	133.21	322,102	2023	2023	0	0	0	0.00	100.00

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



345 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		322,102
TOTAL MARKET OB/XF VALUE		7,660
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		404,762
SOH/AGL Deduction		5,828
ASSESSED VALUE		398,934
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		348,212
TOTAL JUST VALUE		404,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004049	CO ISSUED	0	03/28/2023
22005899	NEW CONSTR	345,199	04/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/291	4/13/2023	SW	Q	I	01	480,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WAKIM JOSEPH ET AL						
2527/1161	1/07/2022	SW	Q	V	05	1,170,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=39,0] W26 W13 S63 E13 N6 E7 N12 E19 N45 $
FOP=[YR=2024;ORIG=13,-10] E26 S10 W26 N10 $
FGR=[YR=2024;ORIG=20,45] E19 S20 W18 W1 N8 N12 $
FOP=[YR=2024;ORIG=0,63] E13 N6 E7 S8 E1 S4 W8 S2 W13 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	766.00	SF	10.00	10.00	100	2024	2023		100	7,660	

LAND DESCRIPTION

TOTAL OB/XF 7,660

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