LOT 235
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

APONTE ROSEMARY & RAYMOND F
333 MUHLY GRASS STREET
YULEE, FL 32097

2025

44-2N-27-1003-0235-0000

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 50
Interior Floo	14	CARPET 50
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
Quality	02	Quality Level 02

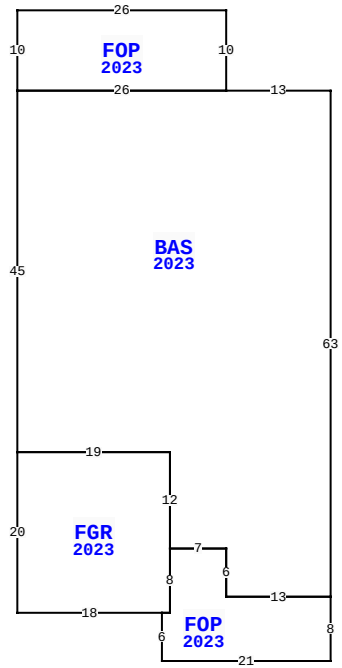
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2023	2,073	289,142
FGR	380	55	2023	209	29,151
FOP	208	30	2023	62	8,648
FOP	260	30	2023	78	10,879
TOTALS	2,921			2,422	337,821

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	105.6685	139.48	337,821	2023	2023	0	0	0	0.00	100.00

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



333 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		337,821
TOTAL MARKET OB/XF VALUE		5,770
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		418,591
SOH/AGL Deduction		6,279
ASSESSED VALUE		412,312
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		356,590
TOTAL JUST VALUE		418,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001703	CO ISSUED	0	02/08/2023
22005894	NEW CONSTR	345,589	04/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/1882	2/17/2023	SW	Q	I	01	470,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: APONTE ROSEMARY & R						
2527/1161	1/07/2022	SW	Q	V	05	1,170,000
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	577.00	SF	10.00	10.00	100	2023	2023		100	5,770	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W13 W26 S45 E19 S12 E7 S6 E13 N63 $
FGR=[YR=2023;ORIG=31,55] E19 S12 S8 W1 W18 N20 $
FOP=[YR=2023;ORIG=31,0] E26 S10 W26 N10 $
FOP=[YR=2023;ORIG=50,67] E7 S6 E13 S8 W21 N6 E1 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,770

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 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