LOT 236
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

MCPEAK LESLEY
315 MUHLY GRASS STREET
YULEE, FL 32097

2025

44-2N-27-1003-0236-0000

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
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

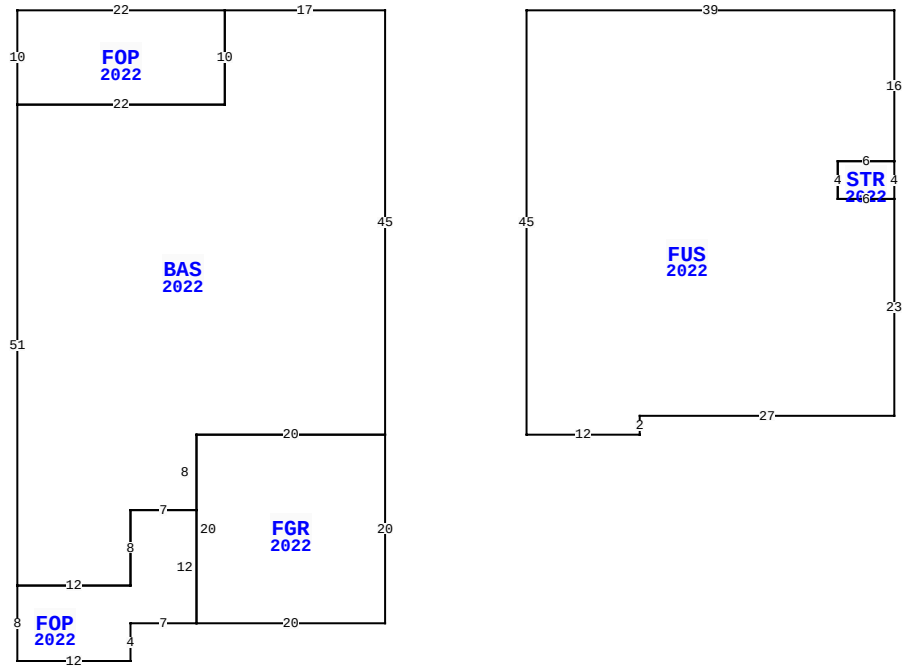
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	2022	1,783	235,865
FGR	400	55	2022	220	29,103
FOP	180	30	2022	54	7,143
FOP	220	30	2022	66	8,731
FUS	1,677	100	2022	1,677	221,842
STR	24	10	2022	2	265
TOTALS	4,284			3,802	502,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,802	100.7190	132.95	505,476	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 3460 HX Base Yr



315 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	502,949
TOTAL MARKET OB/XF VALUE	4,118
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	582,067
SOH/AGL Deduction	0
ASSESSED VALUE	582,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	582,067
TOTAL JUST VALUE	582,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	557,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011073	CO ISSUED	0	07/20/2022
22002026	NEW CONSTR	550,048	02/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2792/1146	5/20/2025	WD	Q	I	01	630,000
GRANTOR: CLEXANDER BRYSON M &						
GRANTEE: MCPEAK LESLEY						
2581/0304	7/22/2022	SW	Q	I	01	633,800
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: ALEXANDER BRYSON M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W22 S10 E22 N10$ S10 W22 S51 FOP=[YR=2022] S8 E12 N4 E7 FGR=[YR=2022] E20 N20 W20 S20$ N12 W7 S8 W12$ E12 N8 E7 N8 E20 N45$ PTR=E15 FUS=[YR=2022] E39 S16 STR=[YR=2022] S4 W6 N4 E6$ W6 S4 E6 S23 W27 S2 W12 N45$ W15$.

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	0811	CONCRETE B	0	0	0	0	800.00	SF	5.20	5.20	100	2022	2022	3	99	4,118	

LAND DESCRIPTION

TOTAL OB/XF 4,118

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	0		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 12/21/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS