

LOT 238
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BUCKALEW RYAN O & ANDREA M
300 SALT MEADOW LOOP
YULEE, FL 32097

2025

44-2N-27-1003-0238-0000



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/LAMMT 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. 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	1,553	100	2022	1,553	193,927
FGR	618	55	2022	340	42,457
FOP	180	30	2022	54	6,743
FOP	220	30	2022	66	8,242
FUS	1,701	100	2022	1,701	212,409

TOTALS 4,272 3,714 463,776

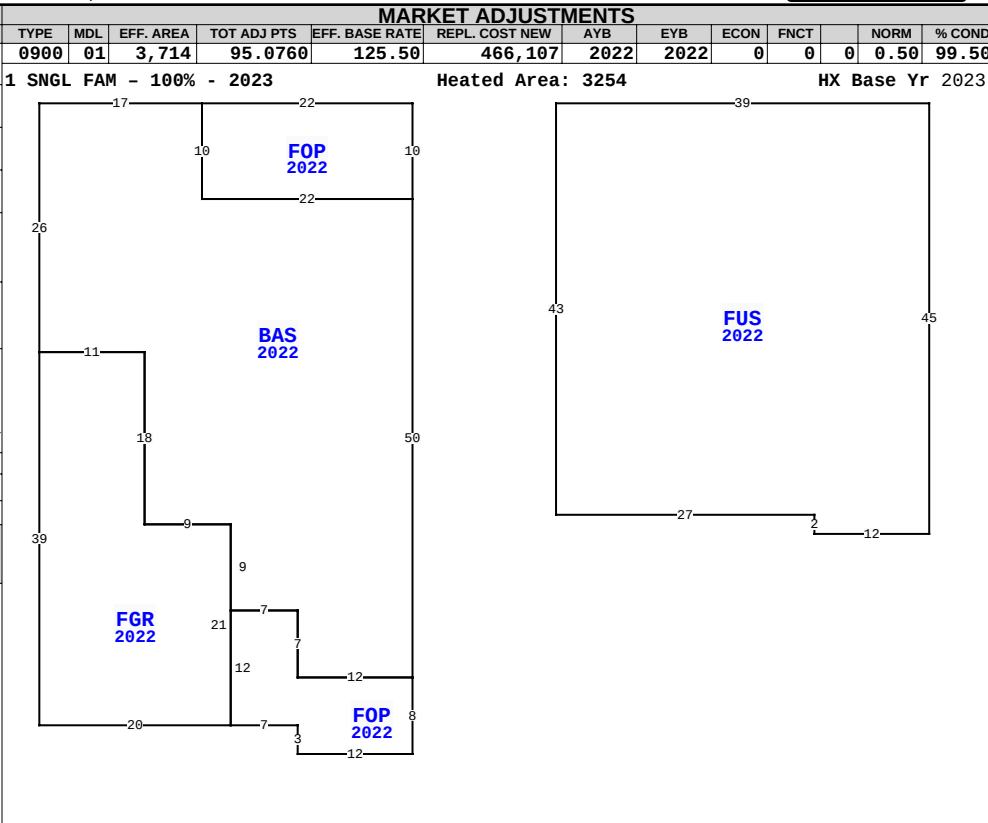
EXTRA FEATURES

L N	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	583.00	SF	10.00	10.00	100	2022	2022	3	99	5,772	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 08/02/2022 BY NW



300 SALT MEADOW LOOP, YULEE

BLD DATE	03/21/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF

TOTAL OB/XF	5,772
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Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		463,776
TOTAL MARKET OB/XF VALUE		5,772
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		544,548
SOH/AGL Deduction		14,464
ASSESSED VALUE		530,084
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		479,362
TOTAL JUST VALUE		544,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014211	NEW CONSTR	533,336	10/15/2021

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/1384	4/28/2022	SW	Q	I	01	570,200

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2560/1384	4/28/2022	SW	Q	I	01	570,200

GRANTOR: WILDLIGHT LLC

GRANTEE: PULTE HOME COMPANY

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BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W22 BAS=[YR=2022] W17 S26 FGR=[YR=2022] S39 E20
FOP=[YR=2022] E7 S3 E12 N8 W12 N7 W7 S12\$ N21 W9 N18 W11\$ E11
S18E9 S9 E7 S7 E12 N50 W22 N10\$ S10 E22 N10\$ PTR=E15
FUS=[YR=2022] E39 S45 W12 N2 W27 N43\$ W15\$.