LOT 239
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

KOSCIUSZKO COREY & MELISSA
306 SALT MEADOW LOOP
YULEE, FL 32097

2025

44-2N-27-1003-0239-0000

BUILDING CHARACTERISTICS

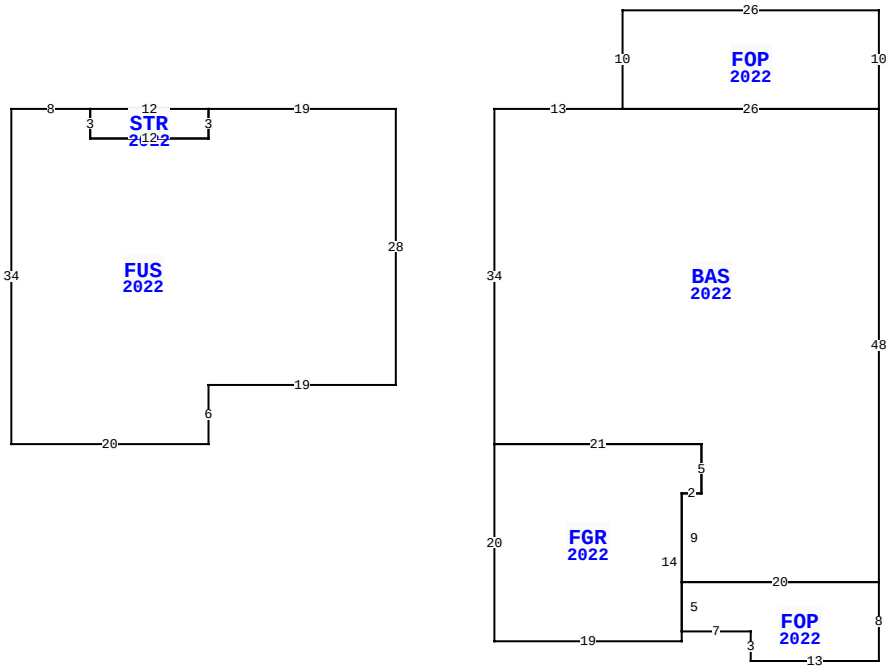
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	1,596	100	2022	1,596	204,883
FGR	390	55	2022	214	27,472
FOP	139	30	2022	42	5,392
FOP	260	30	2022	78	10,013
FUS	1,176	100	2022	1,176	150,967
STR	36	10	2022	4	514
TOTALS	3,597			3,110	399,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,110	98.2376	129.67	403,274	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 2772 HX Base Yr 2023



306 SALT MEADOW LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		399,241
TOTAL MARKET OB/XF VALUE		5,831
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		480,072
SOH/AGL Deduction		94,884
ASSESSED VALUE		385,188
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		334,466
TOTAL JUST VALUE		480,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006167	CO ISSUED	0	04/20/2022
21014210	NEW CONSTR	44,812	10/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1305	4/21/2022	SW	Q	I	02	583,900
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: KOSCIUSZKO COREY &						
2482/1721	7/28/2021	SW	Q	V	05	650,000
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	589.00	SF	10.00	10.00	100	2022	2022	3	99	5,831	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=10,0] E13 E26 S48 W20 N9 E2 N5 W21 N34 $
FUS=[YR=2022;ORIG=0,0] W19 S3 W12 N3 W8 S34 E20 N6 E19 N28 $
FGR=[YR=2022;ORIG=29,53] S1 W19 N20 E21 S5 W2 S14 $
FOP=[YR=2022;ORIG=23,0] N10 E26 S10 W26 $
FOP=[YR=2022;ORIG=49,48] S8 W13 N3 W7 N5 E20 $
STR=[YR=2022;ORIG=-19,0] W12 S3 E12 N3 $
PTR=[ORIG=10,0] W10 E10 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,831

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 08/02/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS