LOT 240
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

KALLUSCH KATHERINE E
312 SALT MEADOW LOOP
YULEE, FL 32097

2025

44-2N-27-1003-0240-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

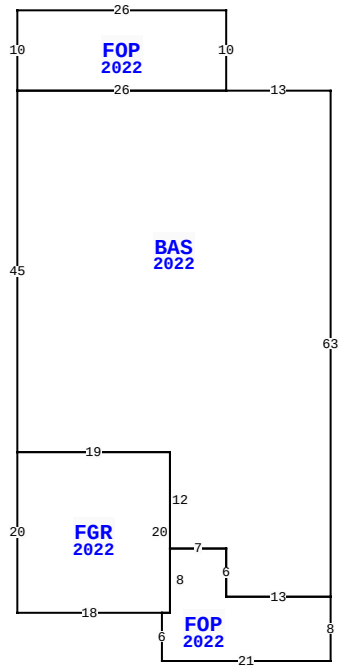
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,073	100	2022	2,073	274,269
FGR	380	55	2022	209	27,652
FOP	208	30	2022	62	8,203
FOP	260	30	2022	78	10,320
TOTALS	2,921			2,422	320,443

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	100.7342	132.97	322,053	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2073 HX Base Yr 2023



312 SALT MEADOW LOOP, 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		320,443
TOTAL MARKET OB/XF VALUE		5,772
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		401,215
SOH/AGL Deduction		8,481
ASSESSED VALUE		392,734
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		342,012
TOTAL JUST VALUE		401,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006922	CO ISSUED	0	05/04/2022
21009826	NEW CONSTR	0	12/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1512	7/01/2022	SW	Q	I	01	547,300
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: KALLUSCH KATHERINE						
2482/1721	7/28/2021	SW	Q	V	05	650,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FOP=[YR=2022] N10 W26 S10 E26$ W26 S45
FGR=[YR=2022] S20 E18 FOP=[YR=2022] S6 E21 N8 W13 N6 W7 S8
W1$ E1 N20 W19$ E19 S12 E7 S6 E13 N63$.

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

LAND DESCRIPTION

TOTAL OB/XF 5,772

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 08/22/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS