LOT 242
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

SULLIVAN KAROLINA & DAVID
9001 GUNSTON RD UNIT 1017
FORT BELVOIR, VA 22060

2025

44-2N-27-1003-0242-0000

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

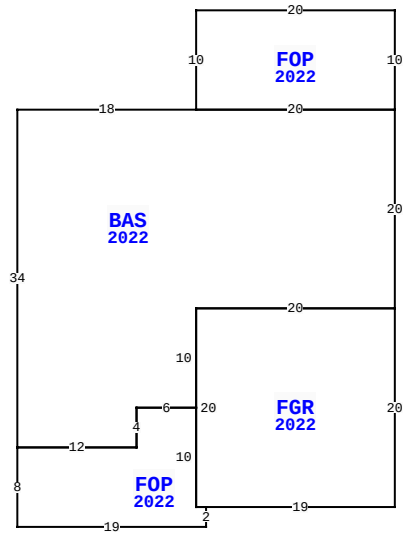
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

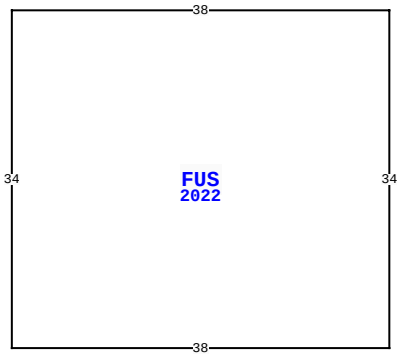
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	2022	988	132,782
FGR	400	55	2022	220	29,566
FOP	170	30	2022	51	6,855
FOP	200	30	2022	60	8,063
FUS	1,292	100	2022	1,292	173,637
TOTALS	3,050			2,611	350,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,611	102.3264	135.07	352,668	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2280 HX Base Yr 2023





324 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		350,905
TOTAL MARKET OB/XF VALUE		5,960
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		431,865
SOH/AGL Deduction		42,254
ASSESSED VALUE		389,611
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		338,889
TOTAL JUST VALUE		431,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010328	CO ISSUED	0	07/06/2022
22000895	NEW CONSTR	365,579	01/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/1349	1/14/2025	QC	U	I	11	100
GRANTOR: DEL HIERRO VEGA KAROL						
GRANTEE: SULLIVAN KAROLINA &						
2590/0565	8/30/2022	SW	Q	I	01	475,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: VEGA KAROLINA DEL H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W20 S10 BAS=[YR=2022] W18 S34 FOP=[YR=2022] S8 E19 N2 FGR=[YR=2022] E19 N20 W20 S20 E1$ W1 N10 W6 S4 W12$ E12 N4 E6 N10 E20 N20 W20$ E20 N10$ PTR=E15 FUS=[YR=2022] E38 S34 W38 N34$ 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	0855	CONC PAVER	0	100	0	0	602.00	SF	10.00	10.00	100	2022	2022	3	99	5,960	

LAND DESCRIPTION

TOTAL OB/XF 5,960

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