LOT 246
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

PATEL HARMISH
348 SALT MEADOW LOOP
YULEE, FL 32097

2025

44-2N-27-1003-0246-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

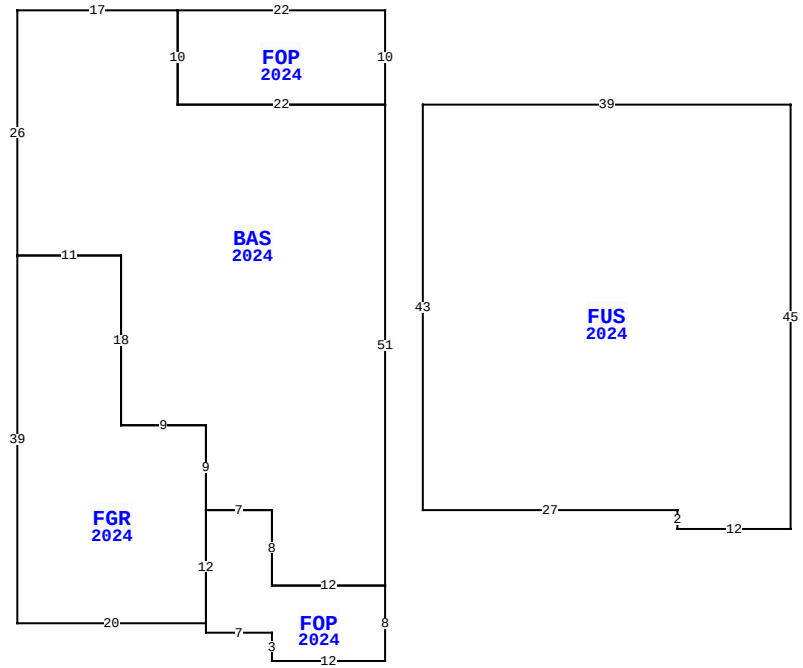
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	2024	1,565	196,767
FGR	618	55	2024	340	42,748
FOP	187	30	2024	56	7,041
FOP	220	30	2024	66	8,298
FUS	1,701	100	2024	1,701	213,867
TOTALS	4,291			3,728	468,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,728	95.2470	125.73	468,721	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 3266 HX Base Yr 2024



348 SALT MEADOW LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		468,721
TOTAL MARKET OB/XF VALUE		5,930
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		549,651
SOH/AGL Deduction		9,646
ASSESSED VALUE		540,005
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		489,283
TOTAL JUST VALUE		549,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011151	CO ISSUED		09/01/2023
23001293	NEW CONSTR	596,531	01/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2667/913	9/08/2023	SW	Q	I	01	643,900
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: PATEL HARMISH						
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	593.00	SF	10.00	10.00	100	2024	2023		100	5,930	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,0] E17 S10 E22 S51 W12 N8 W7 N9 W9 N18 W11 N26 $
FUS=[YR=2024;ORIG=82,10] W39 S43 E27 S2 E12 N45 $
FGR=[YR=2024;ORIG=20,44] S9 S12 W20 N39 E11 S18 E9 $
FOP=[YR=2024;ORIG=39,69] W12 N3 W7 N1 N12 E7 S8 E12 S8 $
FOP=[YR=2024;ORIG=39,0] W22 S10 E22 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,930

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	000134	C	RES POND	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 10/05/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS