LOT 174
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

LEMON NICOLE JEAN/ARNOLD DANE SCOTT
346 MUHLY GRADD STREET
YULEE, FL 32097

2026

44-2N-27-1003-0174-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	01	Quality Level 01

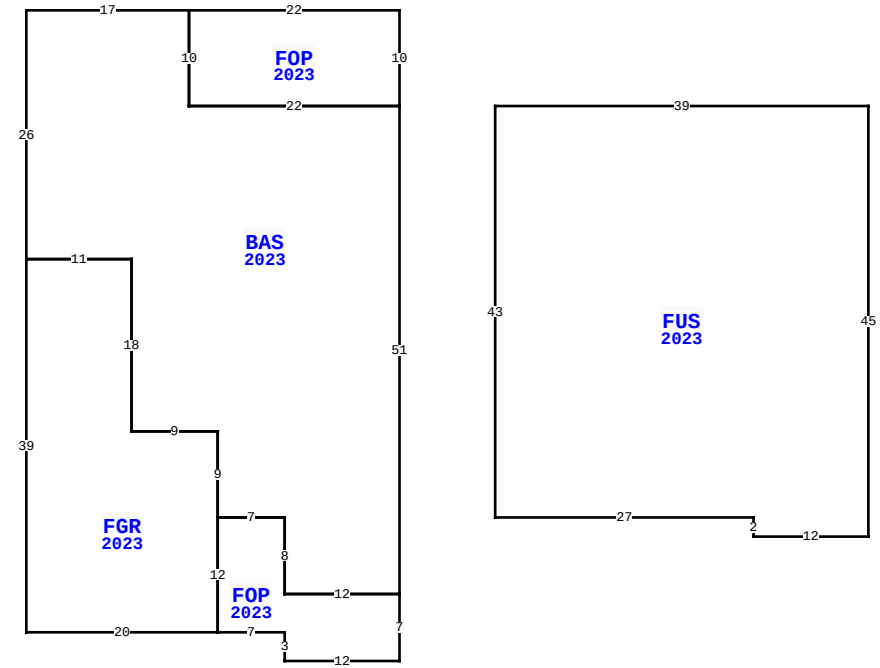
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	2023	1,565	191,097
FGR	618	55	2023	340	41,516
FOP	168	30	2023	50	6,105
FOP	220	30	2023	66	8,060
FUS	1,701	100	2023	1,701	207,703
TOTALS	4,272			3,722	454,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,722	88.2900	122.72	456,764	2023	2023	0	0	0	0.50	99.50

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



346 MUHLY GRASS ST, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		454,480
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		529,480
SOH/AGL Deduction		0
ASSESSED VALUE		529,480
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		478,069
TOTAL JUST VALUE		529,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000539	CO ISSUED	0	01/13/2023
22006626	NEW CONSTR	514,833	04/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/0623	1/17/2023	SW	Q	I	01	620,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: LEMON NICOLE JEAN &						
2550/0405	3/25/2022	SW	Q	V	05	1,040,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W22 N10 W17 S26 E11 S18 E9 S9 E7 S8 E12 N51 $
FGR=[YR=2023;ORIG=41,26] E11 S18 E9 S9 S12 W20 N39 $
FOP=[YR=2023;ORIG=58,0] E22 S10 W22 N10 $
FOP=[YR=2023;ORIG=61,53] E7 S8 E12 S7 W12 N3 W7 N12 $
FUS=[YR=2023;ORIG=90,10] E39 S45 W12 N2 W27 N43 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000135	C	RES NATURAL	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS