LOT 199
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

ARYEETEY RUSSELL
318 SHORTLEAF LANE
YULEE, FL 32097

2026

44-2N-27-1003-0199-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

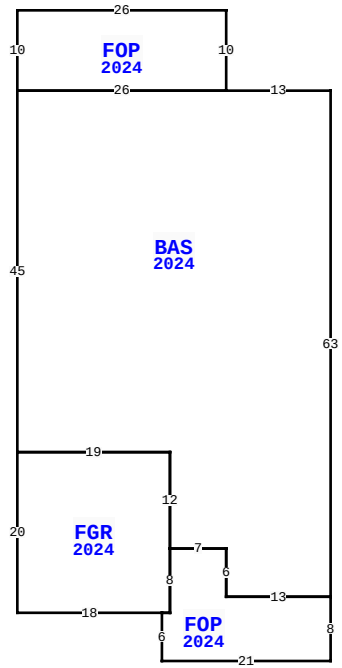
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2024	2,073	293,596
FGR	380	55	2024	209	29,600
FOP	208	30	2024	62	8,781
FOP	260	30	2024	78	11,047
TOTALS	2,921			2,422	343,023

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	102.4002	142.34	344,747	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 0% - 2025 Heated Area: 2073 HX Base Yr



318 SHORTLEAF LN, 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	343,023
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	418,023
SOH/AGL Deduction	0
ASSESSED VALUE	418,023
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	418,023
TOTAL JUST VALUE	418,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	428,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007893	CO ISSUED		01/08/2024
230007893	NEW SFR	389,282	06/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/1787	4/19/2024	SW	Q	I	01	455,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: ARYEETEY RUSSELL						
2607/0313	12/08/2022	SW	Q	V	05	845,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=69,0] W13 W26 S45 E19 S12 E7 S6 E13 N63 $
FGR=[YR=2024;ORIG=30,45] E19 S12 S8 W1 W18 N20 $
FOP=[YR=2024;ORIG=49,57] E7 S6 E13 S8 W21 N6 E1 N8 $
FOP=[YR=2024;ORIG=30,-10] E26 S10 W26 N10 $
.

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	000100	C	RES	0		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 12/11/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS