LOT 202
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

**BELL VENTAVIOUS DEONTE & BIANCA ROCHELLE**
300 SHORTLEAF LN
YULEE, FL 32097

**2026**

**44-2N-27-1003-0202-0000**

## 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 | 01 | Quality Level 01 |

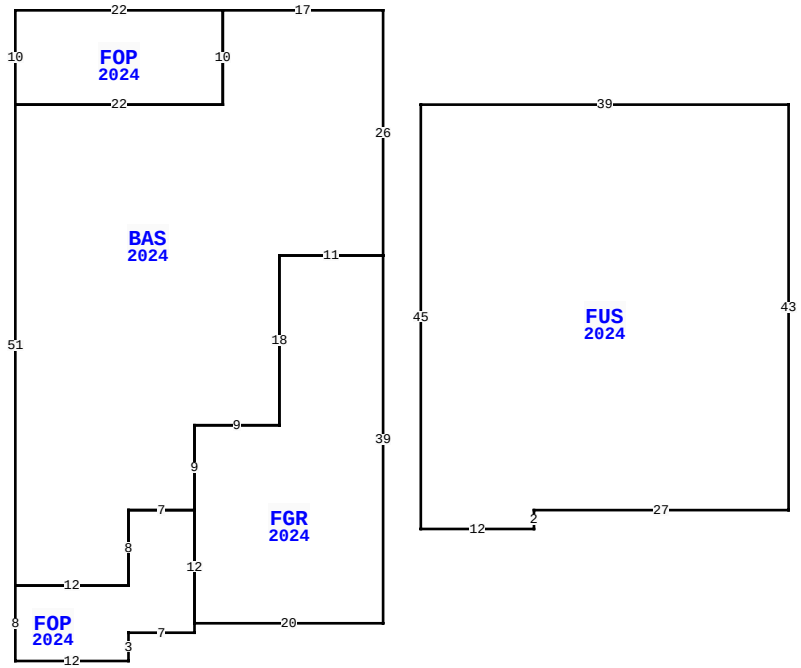
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,565 | 100 | 2024 | 1,565 | 195,317 |
| FGR | 618 | 55 | 2024 | 340 | 42,433 |
| FOP | 187 | 30 | 2024 | 56 | 6,989 |
| FOP | 220 | 30 | 2024 | 66 | 8,237 |
| FUS | 1,701 | 100 | 2024 | 1,701 | 212,289 |
| TOTALS | 4,291 | | | 3,728 | 465,265 |

## 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 | 90.2340 | 125.43 | 467,603 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

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




300 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 | | 465,265 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 540,265 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 540,265 |
| TOTAL EXEMPTION VALUE | 13 | 540,265 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 540,265 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 551,061 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230012242 | CO ISSUED | | 09/25/2023 |
| 22016308 | NEW CONSTR | 596,531 | 10/28/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2671/754 | 9/27/2023 | SW | Q | I | 01 | 615,000 |
| GRANTOR: PULTE HOME COMPANY | | | | | | |
| GRANTEE: BELL VENTAVIOUS DEO | | | | | | |
| 2592/1236 | 9/23/2022 | SW | Q | V | 05 | 780,000 |
| GRANTOR: WILDLIGHT LLC | | | | | | |
| GRANTEE: PULTE HOME COMPANY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=46,0] W17 S10 W22 S51 E12 N8 E7 N9 E9 N18 E11 N26 $
FUS=[YR=2024;ORIG=50,10] E39 S43 W27 S2 W12 N45 $
FOP=[YR=2024;ORIG=7,0] E22 S10 W22 N10 $
FOP=[YR=2024;ORIG=7,61] E12 N8 E7 S12 S1 W7 S3 W12 N8 $
FGR=[YR=2024;ORIG=35,26] S18 W9 S9 S12 E20 N39 W11 $
.

## 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 | 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 07/09/2026 BY SYS