LOT 223
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BISHOP KYLE K/BROADNAX KEVIN C
389 MUHLY GRADD STREET
YULEE, FL 32097

2026

44-2N-27-1003-0223-0000

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 100
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
Quality	01	Quality Level 01

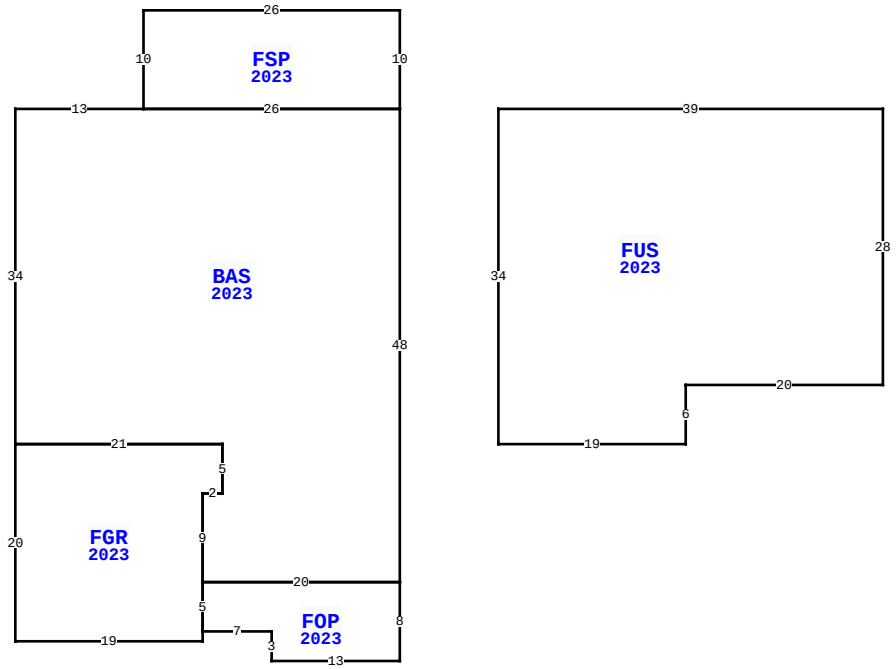
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	2023	1,596	201,044
FGR	390	55	2023	214	26,957
FOP	139	30	2023	42	5,290
FSP	260	40	2023	104	13,100
FUS	1,206	100	2023	1,206	151,917
TOTALS	3,591			3,162	398,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,162	91.0800	126.60	400,309	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2802 HX Base Yr 2024



389 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		398,307
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		473,307
SOH/AGL Deduction		0
ASSESSED VALUE		473,307
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		421,896
TOTAL JUST VALUE		473,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002494	CO ISSUED	0	02/24/2023
22009267	NEW CONSTR	443,774	06/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1199	2/24/2023	SW	Q	I	01	665,600
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: BISHOP KYLE K & KEV						
2565/0818	5/24/2022	SW	Q	V	05	780,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W26 W13 S34 E21 S5 W2 S9 E20 N48 $
FUS=[YR=2023;ORIG=90,10] E39 S28 W20 S6 W19 N34 $
FGR=[YR=2023;ORIG=41,44] E21 S5 W2 S9 S5 S1 W19 N20 $
FSP=[YR=2023;ORIG=54,0] E26 S10 W26 N10 $
FOP=[YR=2023;ORIG=60,58] S5 E7 S3 E13 N8 W20 $
.

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	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 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