LOT 226
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

MCGUIRE MICHAEL S & KELLY
377 MUHLY GRASS STREET
YULEE, FL 32097

2026

44-2N-27-1003-0226-0000

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

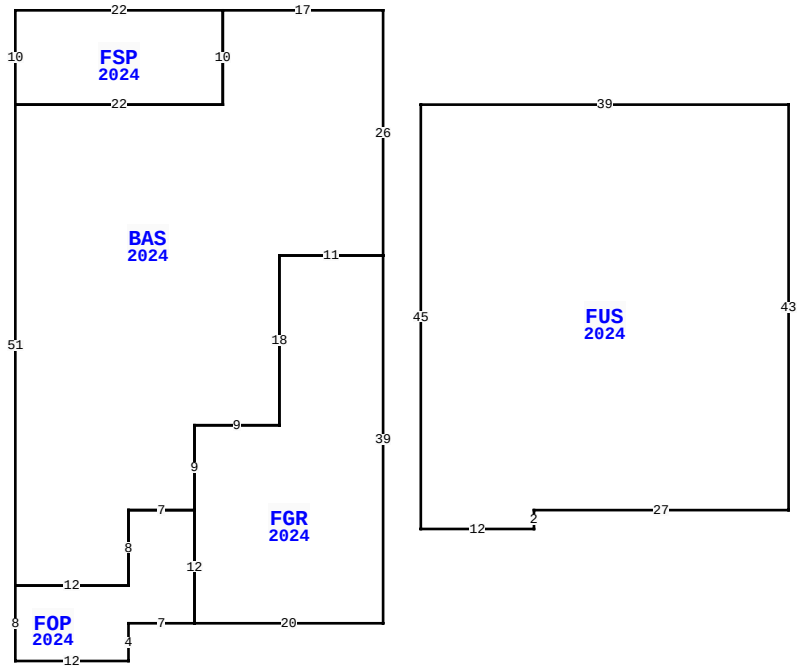
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

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	180	30	2024	54	6,739
FSP	220	40	2024	88	10,983
FUS	1,701	100	2024	1,701	212,289
TOTALS	4,284			3,748	467,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,748	90.2340	125.43	470,112	2023	2023	0	0	0	0.50	99.50

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



377 MUHLY GRASS ST, 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		467,761
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		542,761
SOH/AGL Deduction		0
ASSESSED VALUE		542,761
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		491,350
TOTAL JUST VALUE		542,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004496	CO ISSUED		04/05/2023
22010228	NEW CONSTR	523,413	07/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2858/156	4/01/2026	WD	Q	I	01	639,900
GRANTOR: MACOMBER DANIEL & REB						
GRANTEE: MCGUIRE MICHAEL S &						
2631/437	4/07/2023	SW	Q	I	01	620,300
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: MACOMBER DANIEL & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=39,-10] W17 S10 W22 S51 E12 N8 E7 N9 E9 N18 E11 N26 $
FSP=[YR=2024;ORIG=0,-10] E22 S10 W22 N10 $
FGR=[YR=2024;ORIG=28,16] E11 S39 W20 N12 N9 E9 N18 $
FOP=[YR=2024;ORIG=0,51] S8 E12 N4 E7 N12 W7 S8 W12 $
FUS=[YR=2024;ORIG=43,0] E39 S43 W27 S2 W12 N45 $
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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 07/13/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS