LOT 227
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

DUFF DOMENIQUE/BAIN CARRIE
373 MUHLY GRASS ST
YULEE, FL 32097

2026

44-2N-27-1003-0227-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

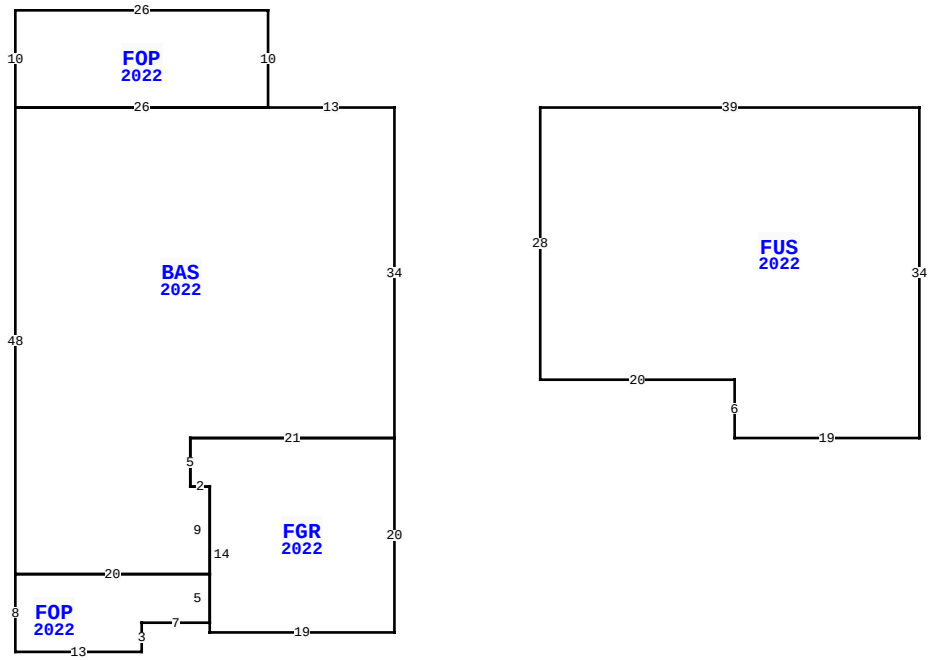
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4086.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	2022	1,596	214,222
FGR	390	55	2022	214	28,724
FOP	139	30	2022	42	5,637
FOP	260	30	2022	78	10,469
FUS	1,206	100	2022	1,206	161,874
TOTALS	3,591			3,136	420,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,136	97.5384	135.58	425,179	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2025 Heated Area: 2802 HX Base Yr 2025



373 MUHLY GRASS ST, YULEE

BLD DATE	03/21/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		420,927
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		495,927
SOH/AGL Deduction		27,133
ASSESSED VALUE		468,794
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		417,383
TOTAL JUST VALUE		495,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018324	CO ISSUED	0	12/13/2022
22006625	NEW CONSTR	448,372	04/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/1680	4/02/2024	WD	Q	I	01	540,000
GRANTOR: HAYDEN STONE A & AMAN						
GRANTEE: DUFF DOMENIQUE						
2620/1304	2/15/2023	SW	Q	I	01	506,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: HAYDEN STONE A & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FOP=[YR=2022] N10 W26 S10 E26$ W26 S48
FOP=[YR=2022] S8 E13 N3 E7 FGR=[YR=2022] S1 E19 N20 W21 S5 E2
S14$ N5 W20$ E20 N9 W2 N5 E21 N34$ PTR=E15 FUS=[YR=2022] E39
S34 W19 N6 W20 N28 $ W15$.

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 01/24/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS