LOT 231
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

RHODEN REMINGTON/DESCHAMPS MICHELLE
357 MUHLY GRASS STREET
YULEE, FL 32097

2026

44-2N-27-1003-0231-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

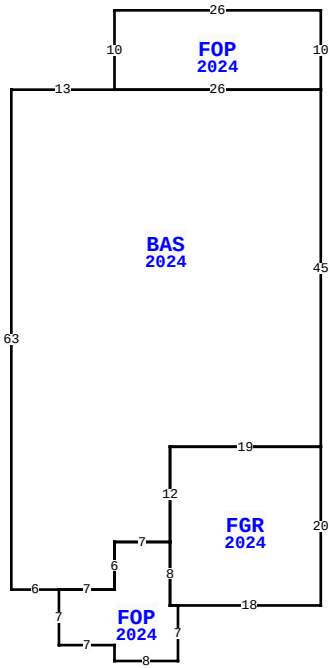
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	274,124
FGR	380	55	2024	209	27,637
FOP	161	30	2024	48	6,347
FOP	260	30	2024	78	10,314
TOTALS	2,874			2,408	318,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,408	95.6088	132.90	320,023	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2073 HX Base Yr 2024



357 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		318,423
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		393,423
SOH/AGL Deduction		0
ASSESSED VALUE		393,423
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		342,012
TOTAL JUST VALUE		393,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010104	CO ISSUED		08/08/2023
22014177	NEW CONSTR	338,468	09/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2682/1653	9/29/2023	SW	Q	I	01	465,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: RHODEN REMINGTON						
2565/0818	5/24/2022	SW	Q	V	05	780,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=39,0] W26 W13 S63 E6 E7 N6 E7 N12 E19 N45 $
FOP=[YR=2024;ORIG=6,63] S7 E7 S2 E8 N7 W1 N8 W7 S6 W7 $
FGR=[YR=2024;ORIG=39,45] W19 S12 S8 E1 E18 N20 $
FOP=[YR=2024;ORIG=13,0] E26 N10 W26 S10 $
.

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