LOT 232
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

HALL TORIVIO LASAWN
351 MUHLY GRASS STREET
YULEE, FL 32097

2026

44-2N-27-1003-0232-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

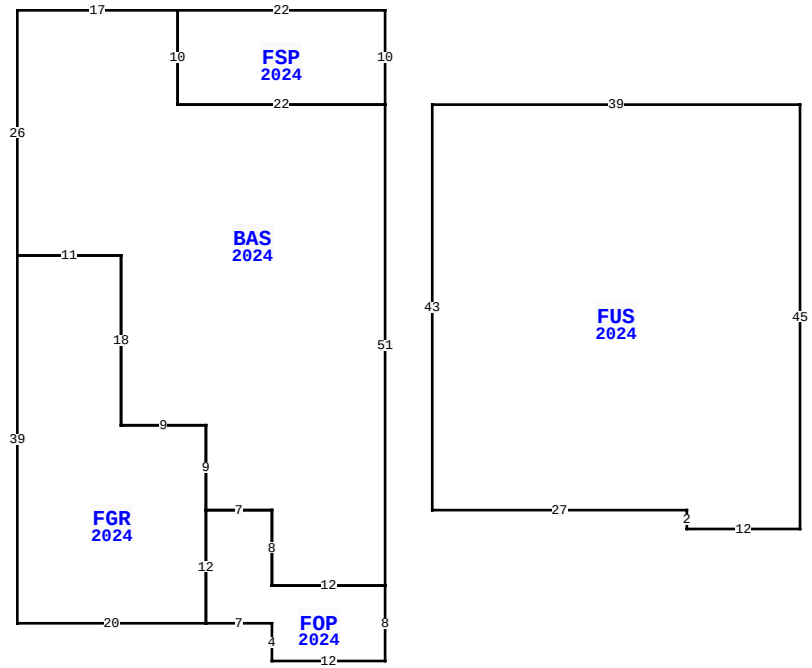
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	191,797
FGR	618	55	2024	340	41,669
FOP	180	30	2024	54	6,618
FSP	220	40	2024	88	10,785
FUS	1,701	100	2024	1,701	208,464
TOTALS	4,284			3,748	459,333

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	88.6140	123.17	461,641	2023	2023	0	0	0	0.50	99.50

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



351 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		459,333
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		584,333
SOH/AGL Deduction		0
ASSESSED VALUE		584,333
TOTAL EXEMPTION VALUE	13	584,333
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		584,333
NCON VALUE		50,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250003513	PRIVATE PROVIDER	76,600	04/04/2025
23003462	CO ISSUED	0	03/15/2023
22009266	NEW CONSTR	523,413	06/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/1367	3/17/2023	SW	Q	I	01	626,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: HALL TORIVIO LASAWN						
2565/0818	5/24/2022	SW	Q	V	05	780,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=44,10] E39 S45 W12 N2 W27 N43 $
BAS=[YR=2024;ORIG=39,10] W22 N10 W17 S26 E11 S18 E9 S9 E7 S8 E12 N51 $
FGR=[YR=2024;ORIG=0,26] E11 S18 E9 S9 S12 W20 N39 $
FSP=[YR=2024;ORIG=17,10] E22 N10 W22 S10 $
FOP=[YR=2024;ORIG=20,53] E7 S8 E12 S8 W12 N4 W7 N12 $
.

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 12/10/2025 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS