LOT 234
EAST NASSAU-WILDLIGHT PH 1C-2
OR 2447/43

BOGGS SANDRA K & JAMES A
339 MUHLY GRASS STREET
YULEE, FL 32097

2026

44-2N-27-1003-0234-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	01	Quality Level 01

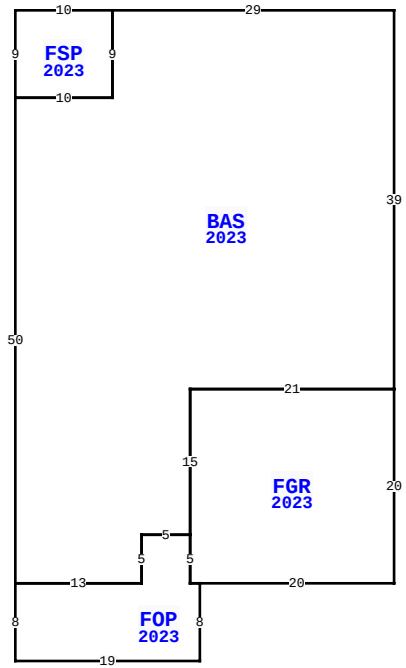
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100	2023	1,766	239,555
FGR	420	55	2023	231	31,335
FOP	177	30	2023	53	7,189
FSP	90	40	2023	36	4,883
TOTALS	2,453			2,086	282,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,086	98.0784	136.33	284,384	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 1766 HX Base Yr 2024



339 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		282,962
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		357,962
SOH/AGL Deduction		0
ASSESSED VALUE		357,962
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		306,551
TOTAL JUST VALUE		357,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004027	CO ISSUED	0	03/27/2023
22005347	NEW CONSTR	296,337	04/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/0286	3/30/2023	SW	Q	I	01	434,700
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: BOGGS SANDRA K & JA						
2527/1161	1/07/2022	SW	Q	V	05	1,170,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: PULTE HOME COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,1] W29 S9 W10 S50 E13 N5 E5 N15 E21 N39 $
FSP=[YR=2023;ORIG=31,1] E10 S9 W10 N9 $
FOP=[YR=2023;ORIG=44,55] E5 S5 E1 S8 W19 N8 E13 N5 $
FGR=[YR=2023;ORIG=49,40] E21 S20 W20 W1 N5 N15 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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