

LOT 3
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

PULTE HOME COMPANY LLC
4901 VINELAND RD STE 500
ORLANDO, FL 32811

2023

50-3N-27-1004-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	31	HARDIE BRD 100	0900	01	3,264	121.1410	143.85	469,526	2022	2022	0	0	0.00	100.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2023													Heated Area: 2923												HX Base Yr											
Roof Cover	03	COMP SHNGL 100														Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE												469,526											
Interior Floo	11	CLAY TILE 50														TOTAL MARKET OB/XF VALUE												5,000											
Interior Floo	14	CARPET 50														TOTAL LAND VALUE - MARKET												75,000											
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE												549,526											
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction												0											
Bedrooms	4	100														ASSESSED VALUE												549,526											
Bathrooms	3	100														TOTAL EXEMPTION VALUE												0											
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE												549,526											
Stories	2.	100														TOTAL JUST VALUE												549,526											
Units	0	100	NCON VALUE												474,526																								
Occupancy	00	NONE 100	INCOME VALUE												22,500																								
			PREVIOUS YEAR MKT VALUE												22,500																								
Quality			06	Quality Level 06																																			
DOR CODE			0100	SINGLE FAMILY																																			
MAP NUM			MKT AREA													04																							
NEIGHBORHOOD/LOC			4094.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,999	100	1,999	287,556																																			
FGR	420	55	231	33,229																																			
FOP	30	30	9	1,295																																			
FOP	322	30	97	13,953																																			
FUS	924	100	924	132,917																																			
STR	39	10	4	575																																			
TOTALS			3,734	3,264	469,526																																		
EXTRA FEATURES			168 EUREKA CT, YULEE													BLD DATE 03/22/2023 NW LGL DATE 06/12/2023 MLU																							
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																								
1	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	100	5,000																							
																		BUILDING DIMENSIONS																					
																		FOP=[YR=2022] W24 BAS=[YR=2022] W15 S53 FGR=[YR=2022] S20 E21																					
																		N8 FOP=[YR=2022] E6 N5 W6 S5\$ N12 W21\$ E21 S7 E6 S8 D4 R4																					
																		E4 R4 U4 N50 W13 N10 W11 N8\$ S8 E11 S10 E13 N18 \$ PTR=E10																					
																		FUS=[YR=2022] S12 E10 S14 E23 N8 STR=[YR=2022] N13 W3 S13 E3\$																					
																		W3 N31 W20 S13 W10\$ W10\$.																					
LAND DESCRIPTION																		TOTAL OB/XF 5,000																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																						
REVIEW DATE 08/09/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																							