

LOT 5
DEL WEBB WIDLIGHT PHASE 1
OR 2547/1432

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

2023

50-3N-27-1004-0005-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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	2,883	100	2,883	424,147
FGR	696	55	383	56,347
FOP	184	30	55	8,092
FOP	224	30	67	9,857
TOTALS	3,987		3,388	498,443

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
1	0462	ST/AL FNC	0	0	0	0	528.00	SF	10.00	10.00	100	2022	2022
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022
3	0857	SANDSTONE	0	0	32	15	480.00	SF	16.00	16.00	100	2022	2022

LAND DESCRIPTION													
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
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,388	123.8918	147.12	498,443	2022	2022	0	0	0	0.00	100.00	
1 SNGL FAM - 0% - 2023 Heated Area: 2883 HX Base Yr													
152 EUREKA CT, YULEE													
BLD DATE 03/22/2023 NW LGL DATE 06/12/2023 MLU													
XF DATE													
INC DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		498,443	
TOTAL MARKET OB/XF VALUE		13,560	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		587,003	
SOH/AGL Deduction		0	
ASSESSED VALUE		587,003	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		587,003	
TOTAL JUST VALUE		587,003	
NCON VALUE		512,003	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		22,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016862	NEW CONSTR	482,749	12/06/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES													
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BUILDING DIMENSIONS													
FOP=[YR=2022] W23 BAS=[YR=2022] W30 S48 FGR=[YR=2022] S25 E20 N2 E10 FOP=[YR=2022] S8 E23 N6 W15 N12 W7 S10 W1\$ E1 N20 W19 N3 W12\$ E12 S3 E19 S10 E7 S12 E15 N65 W23 N8\$ S8 E23 N8\$.													