

LOT 7
DEL WEBB WIDLIGHT PHASE 1
OR 2547/1432

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

2023

50-3N-27-1004-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	02	WOOD FRAME 100
Story Height	20	100
RMS	14	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1700 OFFICE BUILDINGS

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,696	100	3,696	556,507
CAN	50	30	15	2,259
CAN	444	30	133	20,026
FUS	1,084	100	1,084	163,218

TOTALS 5,274 4,928 742,009

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
1	0855	CONC PAVER	0	0	0	6,842.00	SF	10.00	10.00	100	2022	2022	3	100	68,420	
2	0803	ASPHALT C	0	0	0	2,322.00	SF	2.00	2.00	100	2022	2022	3	100	4,644	
3	0400	CONC CURB	0	0	0	111.00	LF	15.00	15.00	100	2022	2022	3	100	1,665	
4	0441	STK FNC 4'	0	0	0	39.00	LF	6.50	6.50	100	2022	2022	3	100	254	

LAND DESCRIPTION

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 10/26/2022 BY HS

MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		PAGE 1 of 1			
1701	04	4,928	106.0372	150.57	742,009	2022	2022	0	0	0	0.00	100.00		VALUATION SUMMARY			
1 OFFICE 1&2 - 0% - 2023														STANDARD			
Heated Area: 4780														Tax Group: 4			
HX Base Yr														Tax Dist:			
														BUILDING MARKET VALUE			
														TOTAL MARKET OB/XF VALUE			
														TOTAL LAND VALUE - MARKET			
														TOTAL MARKET VALUE			
														SOH/AGL Deduction			
														ASSESSED VALUE			
														TOTAL EXEMPTION VALUE			
														BASE TAXABLE VALUE			
														TOTAL JUST VALUE			
														NCON VALUE			
														INCOME VALUE			
														PREVIOUS YEAR MKT VALUE			

128 EUREKA CT, YULEE

BLD DATE 10/26/2022 HS LGL DATE 06/12/2023 MLU

XF DATE 10/26/2022 HS LAND DATE

INC DATE AG DATE

TOTAL OB/XF														74,983			

LAND DESCRIPTION

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 10/26/2022 BY HS

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U V I RSN CD SALE PRICE
22005351	NEW CONSTR	858,835	04/06/2022

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W10 CAN=[YR=2022] N5 W10 S5 E10\$ W68 S20 E2

S10 E1 CAN=[YR=2022] S28 E40 N8 W35 N14 E4 N6 W9\$ E9 S6 W4

S14 E70 N50\$ PTR= E30 FUS=[YR=2022] W20 S50 E20 N19 E7 N12

W7 N19\$ W30\$.