LOT 15
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

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

2023

50-3N-27-1004-0015-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

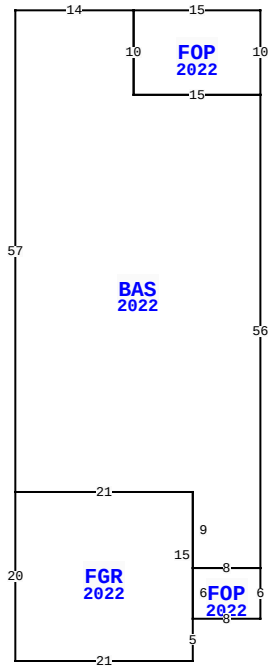
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1,575	259,261
FGR	420	55	231	38,025
FOP	48	30	14	2,305
FOP	150	30	45	7,407
TOTALS	2,193		1,865	306,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,865	138.6210	164.61	306,998	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 1575 HX Base Yr



149 EUREKA CT, YULEE

BLD DATE	03/22/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	306,998
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	381,998
SOH/AGL Deduction	0
ASSESSED VALUE	381,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,998
TOTAL JUST VALUE	381,998
NCON VALUE	306,998
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016861	NEW CONSTR	265,975	12/06/2021

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W15 BAS=[YR=2022] W14 S57 FGR=[YR=2022] S20 E21 N5 FOP=[YR=2022] E8 N6 W8 S6$ N15 W21$ E21 S9 E8 N56 W15 N10$ S10 E15 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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