

LOT 26
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

EASON MARSHA L & HUGH ARVEL/EASON HUGH ALLEN ET AL
628 JUBILEE CIRCLE
YULEE, FL 32097

2023

50-3N-27-1004-0026-0000



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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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	1,542	100	1,542	234,168
FGR	402	55	221	33,561
FOP	103	30	31	4,708
FOP	126	30	38	5,771
TOTALS	2,173		1,832	278,208

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	537.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,832	127.8800	151.86	278,208	2022	2022	0	0
1 SNGL FAM - 100% - 2023									
Heated Area: 1542									
HX Base Yr 2023									
628 JUBILEE CIR, YULEE									

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		278,208	
TOTAL MARKET OB/XF VALUE		5,370	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		358,578	
SOH/AGL Deduction		150,172	
ASSESSED VALUE		208,406	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		158,406	
TOTAL JUST VALUE		358,578	
NCON VALUE		283,578	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		22,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017556	CO ISSUED	0	11/29/2022
22006171	NEW CONSTR	257,304	04/20/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2605/1427	11/29/2022	SW	Q	I	01
GRANTOR: PULTE HOME COMPANY LL					
GRANTEE: EASON MARSHA LASHLE					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2022] W14 FOP=[YR=2022] W14 S9 E14 N9\$ S9 W14 S53					
FGR=[YR=2022] S22 E19 N20 FOP=[YR=2022] E9 N8 W11 D3 L3 S4					
E5 S1\$ N1 W16 N1 W3\$ E3 S1 E11 N4 U3 R3 E11 N56\$.					