

LOT 27
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

CONE JUANITA GWENDOLYN
620 JUBILEE CIRCLE
YULEE, FL 32097

2023

50-3N-27-1004-0027-0000



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/LAMMT 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

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	0 100	0	0	566.00	SF	10.00	10.00	100	2022	2022	3	100	5,660	

LAND DESCRIPTION			TOTAL OB/XF 5,660													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,832	127.8800	151.86	278,208	2022	2022	0	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2023						Heated Area: 1542			HX Base Yr 2023				
The site map shows a property layout with three distinct areas labeled in blue: FOP 2022 (top right), BAS 2022 (center), and FGR 2022 (bottom right). Dimensions are provided for various segments: 14, 9, 14, 14, 56, 53, 11, 4.2, 8, 5, 4, 11, 3, 9, 16, 20, 22, 19.													
620 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				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				278,208	
TOTAL MARKET OB/XF VALUE				5,660	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				358,868	
SOH/AGL Deduction				0	
ASSESSED VALUE				358,868	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				308,868	
TOTAL JUST VALUE				358,868	
NCON VALUE				283,868	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				22,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017549	CO ISSUED	0	11/29/2022
22006173	NEW CONSTR	257,304	04/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/0281	11/30/2022	SW	Q	I	01	435,900
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: CONE JUANITA GWENDO						

BUILDING NOTES																
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BUILDING DIMENSIONS
FOP=[YR=2022] W14 BAS=[YR=2022] W14 S56 FOP=[YR=2022] S8 E9
FGR=[YR=2022] S20 E19 N22 W3 S1 W16 S1\$ N1 E5 N4 U3 L3 W11\$
E11 D3 R3 S4 E11 N1 E3 N53 W14 N9\$ S9 E14 N9\$.