LOT 91
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

ALLEN CHERYL P & WILLIAM N
671 JUBILEE CIRCLE
YULEE, FL 32097

2023

50-3N-27-1004-0091-0000

BUILDING CHARACTERISTICS

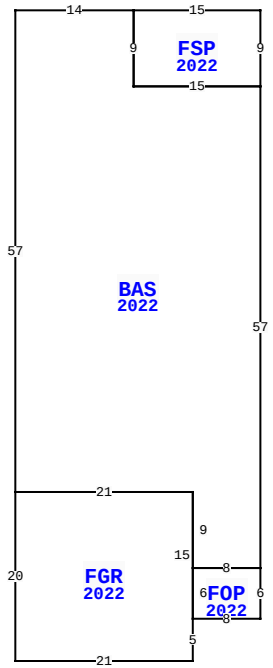
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,590	100	1,590	238,325
FGR	420	55	231	34,625
FOP	48	30	14	2,098
FSP	135	40	54	8,094
TOTALS	2,193		1,889	283,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,889	126.2240	149.89	283,142	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 1590 HX Base Yr 2023



671 JUBILEE CIR, 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		283,142
TOTAL MARKET OB/XF VALUE		6,420
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		364,562
SOH/AGL Deduction		0
ASSESSED VALUE		364,562
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		314,562
TOTAL JUST VALUE		364,562
NCON VALUE		289,562
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		22,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018352	CO ISSUED	0	12/13/2022
22005879	NEW CONSTR	265,975	04/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/0383	12/16/2022	WD	Q	I	01	468,100

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: ALLEN CHERYL P & WI

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[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 N57 W15 N9$ S9 E15 N9$.

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
1	0855	CONC PAVER	0	100	0	0	642.00	SF	10.00	10.00	100	2022	2022	3	100	6,420	

LAND DESCRIPTION

TOTAL OB/XF 6,420

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS