

LOT 304
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

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

2023

50-3N-27-1004-0304-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
																	VALUATION SUMMARY											
VALUATION BY																	STANDARD											
Tax Group: 4																	Tax Dist:											
BUILDING MARKET VALUE																	0											
TOTAL MARKET OB/XF VALUE																	0											
TOTAL LAND VALUE - MARKET																	75,000											
TOTAL MARKET VALUE																	75,000											
SOH/AGL Deduction																	0											
ASSESSED VALUE																	75,000											
TOTAL EXEMPTION VALUE																	0											
BASE TAXABLE VALUE																	75,000											
TOTAL JUST VALUE																	75,000											
NCON VALUE																	0											
INCOME VALUE																												
PREVIOUS YEAR MKT VALUE																												
DOR CODE																	0000 VACANT											
MAP NUM																	MKT AREA 04											
NEIGHBORHOOD/LOC																	4094.00											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																	531 GOODWILL CT, YULEE											
EXTRA FEATURES																	BLD DATE 06/12/2023 MLU											
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	BUILDING NOTES												
																	BUILDING DIMENSIONS											
LAND DESCRIPTION																	TOTAL OB/XF 0											
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000134	C	SFR POND	0		PD-ENC 0.00	0.00		1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000											
REVIEW DATE 06/12/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																												