

LOT 24
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

CARLUCCI JOSEPH A LIVING TRST/CARLUCCI JOSEPH A TR
652 JUBILEE CIRCLE
YULEE, FL 32097

2024

50-3N-27-1004-0024-0000



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	1,575	100	1,575	246,724
FGR	420	55	231	36,186
FOP	48	30	14	2,193
FOP	150	30	45	7,049
TOTALS	2,193		1,865	292,152

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	438.00	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	0		PD - E	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	NORM	% COND
0900	01	1,865	125.3224	156.65	292,152	2022	2022	0	0	0	0.00
1 SNGL FAM - 0% - 2023				Heated Area: 1575				HX Base Yr			
652 JUBILEE CIR, YULEE											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		292,152	
TOTAL MARKET OB/XF VALUE		4,380	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		371,532	
SOH/AGL Deduction		0	
ASSESSED VALUE		371,532	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		371,532	
TOTAL JUST VALUE		371,532	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,929	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017739	CO ISSUED	0	12/02/2022
22005878	NEW CONSTR	265,975	04/14/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2606/1514	12/05/2022	SW	Q	I	01
GRANTOR: PULTE HOME COMPANY LL					
GRANTEE: CARLUCCI JOSEPH A L					

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\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PD - E	0.00	0.00	1.00