

LOT 26
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

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

2024

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	03	Quality Level 03
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	206,875
FGR	402	55	221	29,649
FOP	103	30	31	4,159
FOP	126	30	38	5,098
TOTALS	2,173		1,832	245,781

EXTRA FEATURES														
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
1	0855	CONC PAVER	0 100	0	0	537.00	SF	10.00	10.00	100	2022	2022	3	100

LAND DESCRIPTION														
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
1	000310	C	TOWNHOUSE2	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0320	11	1,832	141.2240	134.16	245,781	2022	2022	0	0	0	0.00	100.00		
1 TOWNHOUSE - 100% - 2023														
Heated Area: 1542														
HX Base Yr 2023														
628 JUBILEE CIR, YULEE														
BLD DATE 03/22/2023 NW LGL DATE 06/12/2023 MLU														
XF DATE														
INC DATE														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
PAGE 1 of 1														
VALUATION BY STANDARD														
Tax Group: 4 Tax Dist:														
BUILDING MARKET VALUE 245,781														
TOTAL MARKET OB/XF VALUE 5,370														
TOTAL LAND VALUE - MARKET 75,000														
TOTAL MARKET VALUE 326,151														
SOH/AGL Deduction 111,493														
ASSESSED VALUE 214,658														
TOTAL EXEMPTION VALUE HX HB WX 55,000														
BASE TAXABLE VALUE 159,658														
TOTAL JUST VALUE 326,151														
NCON VALUE 0														
INCOME VALUE														
PREVIOUS YEAR MKT VALUE 358,578														

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	SALE PRICE			
2605/1427	11/29/2022	SW	Q	I	01	428,200			
GRANTOR: PULTE HOME COMPANY LL									
GRANTEE: EASON MARSHA LASHLE									

BUILDING NOTES														
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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\$.														