

LOT 28
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

REIN SUSAN S
612 JUBILEE CIRCLE
YULEE, FL 32097

2024

50-3N-27-1004-0028-0000



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

1 TOWNHOUSE - 100% - 2023

Heated Area: 1542

HX Base Yr 2023

FOP 2022

BAS 2022

FGR 2022

BLD DATE 03/22/2023 NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/12/2023 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	566.00	SF	10.00	10.00

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
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	LA VAL	
1	000310	C	TOWNHOUSE2	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00		

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY																				
VALUATION BY										STANDARD										
Tax Group: 4										Tax Dist:										
BUILDING MARKET VALUE										245,781										
TOTAL MARKET OB/XF VALUE										5,660										
TOTAL LAND VALUE - MARKET										75,000										
TOTAL MARKET VALUE										326,441										
SOH/AGL Deduction										0										
ASSESSED VALUE										326,441										
TOTAL EXEMPTION VALUE										HX HB WX										
BASE TAXABLE VALUE										271,441										
TOTAL JUST VALUE										326,441										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										358,868										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018153	CO ISSUED	0	12/09/2022
22006195	NEW CONSTR	257,304	04/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/0316	12/15/2022	SW	Q	I	01	436,400
GRANTOR:PULTE HOME COMPANY LL						
GRANTEE:REIN KEVIN MICHAEL						

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 L3 D3 S4									
E5 S1\$ N1 W16 N1 W3\$ E3 S1 E11 N4 U3 R3 E11 N56\$.									