

LOT 34
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

POWELL ROBERT & SHERYL
20350 N WAGNER WASH DR
BUCKEYE, AZ 85396

2024

50-3N-27-1004-0034-0000



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	11	CLAY TILE 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

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	219,164
FGR	402	55	221	31,411
FOP	103	30	31	4,406
FOP	126	30	38	5,401
TOTALS	2,173		1,832	260,382

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

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000310	C	TOWNHOUSE2	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
0320	11	1,832	149.6060	142.13	260,382	2023	2023	0	0
1 TOWNHOUSE - 0% - 2024									
Heated Area: 1542									
HX Base Yr									
564 JUBILEE CIR, YULEE									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG 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
1	0855	CONC PAVER	0	0	0	566.00	SF	10.00	10.00	100	2023	2023		100	5,660	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000310	C	TOWNHOUSE2	0		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										STANDARD		
VALUATION BY										Tax Group: 4		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										260,382		
TOTAL LAND VALUE - MARKET										75,000		
TOTAL MARKET VALUE										341,042		
SOH/AGL Deduction										0		
ASSESSED VALUE										341,042		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										341,042		
TOTAL JUST VALUE										341,042		
NCON VALUE										5,660		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										75,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002319	CO ISSUED	0	02/22/2023
22011762	NEW CONSTR	249,566	08/02/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2663/1612	8/24/2023	SW	Q	I	02	379,000	
GRANTOR:PULTE HOME COMPANY LL							
GRANTEE:POWELL ROBERT & SHE							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=90,10] W14 S9 W14 S53 E3 S1 E11 N4 U3R3 E11 N56 \$									
FOP=[YR=2023;ORIG=62,10] E14 S9 W14 N9 \$									
FOP=[YR=2023;ORIG=90,66] W11 D3L3 S4 E5 S1 E9 N8 \$									
FGR=[YR=2023;ORIG=62,72] E3 S1 E11 E5 S1 S20 W19 N22 \$									