

LOT 38
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

MCNAIR BEVERLYE FLEETA
532 JUBILEE CIRCLE
YULEE, FL 32097

2024

50-3N-27-1004-0038-0000



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 70
Interior Floo	14	CARPET 30
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

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	221,570
FGR	402	55	221	31,755
FOP	103	30	31	4,454
FSP	126	40	50	7,185
TOTALS	2,173		1,844	264,964

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0855	CONC PAVER

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000310	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	1,844	151.2570	143.69	264,964	2023	2023	0	0	0.00	100.00
1 TOWNHOUSE - 100% - 2024											
Heated Area: 1542											
HX Base Yr 2024											
532 JUBILEE CIR, YULEE											
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
1	0855	CONC PAVER	0 100	0 0	627.00	SF	10.00	10.00	100	2024	2023		100	6,270	

TOTAL OB/XF											
6,270											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			264,964
TOTAL MARKET OB/XF VALUE			6,270
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			346,234
SOH/AGL Deduction			0
ASSESSED VALUE			346,234
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			291,234
TOTAL JUST VALUE			346,234
NCON VALUE			271,234
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004544	CO ISSUED		04/06/2023
22011798	NEW CONSTR	249,566	08/02/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2631/378	4/07/2023	SW	Q	I	01
GRANTOR: PULTE HOME COMPANY LL					
GRANTEE: MCNAIR BEVERLYE FLE					

BUILDING NOTES											
BAS=[YR=2024;ORIG=120,0] W14 S9 W14 S53 E3 S1 E11 N4 U3R3 E11 N56 \$											
FSP=[YR=2024;ORIG=106,0] W14 S9 E14 N9 \$											
FGR=[YR=2024;ORIG=111,63] W5 W11 N1 W3 S22 E19 N20 N1 \$											
FOP=[YR=2024;ORIG=120,56] W11 D3L3 S4 E5 S1 E9 N8 \$											