

LOT 40
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

WALINSKI DIANE & EUGENE J
516 JUBILEE CIR
YULEE, FL 32097

2024

50-3N-27-1004-0040-0000



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
FOP	126	30	38	5,460
TOTALS	2,173		1,832	263,240

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	% COND
1	0855	CONC PAVER	0	0	0	0	578.00	SF	10.00	10.00	100	2024	2023	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	0		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	151.2570	143.69	263,240	2023	2023	0	0	0.00	100.00
1 TOWNHOUSE - 0% - 2024											
Heated Area: 1542											
HX Base Yr											

Diagram showing property boundaries and areas:

- FOP 2023 (Front Yard)
- BAS 2023 (Back Yard)
- FGR 2023 (Front Garden)

516 JUBILEE CIR, YULEE	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	263,240		
TOTAL MARKET OB/XF VALUE	5,780		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	344,020		
SOH/AGL Deduction	0		
ASSESSED VALUE	344,020		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	344,020		
TOTAL JUST VALUE	344,020		
NCON VALUE	269,020		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	75,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008045	CO ISSUED		06/22/2023
22013329	NEW CONSTR	251,621	08/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/1267	9/27/2023	SW	Q	I	02	403,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WALINSKI DIANE & EU						

BUILDING NOTES														
BAS=[YR=2023;ORIG=110,0] W14 S9 W14 S53 E3 S1 E11 N4 U3R3 E11 N56 \$														
FOP=[YR=2023;ORIG=96,0] W14 S9 E14 N9 \$														
FGR=[YR=2023;ORIG=101,63] W5 W11 N1 W3 S22 E19 N20 N1 \$														
FOP=[YR=2023;ORIG=110,56] W11 D3L3 S4 E5 S1 E9 N8 \$														

TOTAL OB/XF														
5,780														
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	0		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00