LOT 41
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

JOHNSON LAWRENCE ALLEN/KESSLER GORDON JOHN
508 JUBILEE CIRCLE
YULEE, FL 32097

2024

50-3N-27-1004-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

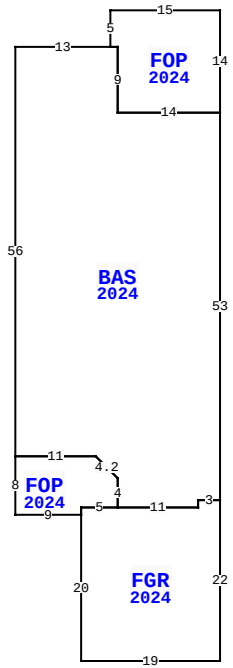
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	217,144
FGR	402	55	221	31,121
FOP	103	30	31	4,365
FOP	201	30	60	8,449
TOTALS	2,248		1,854	261,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,854	148.2319	140.82	261,080	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE - 100% - 2024 Heated Area: 1542 HX Base Yr 2024



508 JUBILEE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,080
TOTAL MARKET OB/XF VALUE		5,780
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		341,860
SOH/AGL Deduction		0
ASSESSED VALUE		341,860
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		291,860
TOTAL JUST VALUE		341,860
NCON VALUE		266,860
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007201	CO ISSUED		06/02/2023
22013328	NEW CONSTR	253,858	08/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/1510	6/14/2023	SW	Q	I	01	423,200

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: JOHNSON LAWRENCE AL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=92,0] E13 E1 S9 E14 S53 W3 S1 W11 N4 U3L3 W11 N56 $
FGR=[YR=2024;ORIG=101,63] E5 E11 N1 E3 S22 W19 N20 N1 $
FOP=[YR=2024;ORIG=105,-5] E15 S14 W14 N9 W1 N5 $
FOP=[YR=2024;ORIG=92,56] E11 D3R3 S4 W5 S1 W9 N8 $
.

EXTRA FEATURES

LN	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	578.00	SF	10.00	10.00	100	2024	2023		100	5,780	

LAND DESCRIPTION

TOTAL OB/XF 5,780

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	75,000							

REVIEW DATE 06/12/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS