

LOT 44
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

VANGELLOW PAULETTE F/CRAWFORD DONALD J
476 JUBILEE CIR
YULEE, FL 32097

2024

50-3N-27-1004-0044-0000



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
1	0811	CONCRETE B

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	1,832	151.2570	143.69	263,240	2023	2023	0	0	0.00	100.00
1 TOWNHOUSE - 100% - 2024											
Heated Area: 1542											
HX Base Yr 2024											
476 JUBILEE CIR, YULEE											

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

TOTAL OB/XF											
3,307											

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			3,307
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			341,547
SOH/AGL Deduction			0
ASSESSED VALUE			341,547
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			291,547
TOTAL JUST VALUE			341,547
NCON VALUE			266,547
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006414	CO ISSUED		05/17/2023
22013172	NEW CONSTR	251,893	08/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/11	5/24/2023	SW	Q	I	01	397,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: VANGELLOW PAULETTE

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=120,0] W14 S9 W14 S53 E3 S1 E11 N4 U3R3 E11 N56 \$											
FOP=[YR=2024;ORIG=106,0] W14 S9 E14 N9 \$											
FOP=[YR=2024;ORIG=120,56] W11 D3L3 S4 E5 S1 E9 N8 \$											
FGR=[YR=2024;ORIG=92,62] E3 S1 E11 E5 S1 S20 W19 N22 \$											