LOT 56
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

HELMS REBECCA IRENE
372 JUBILEE CIR
YULEE, FL 32097

2024

50-3N-27-1004-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

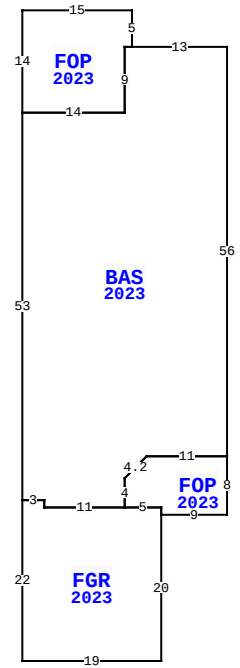
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	214,770
FGR	402	55	221	30,781
FOP	103	30	31	4,318
FOP	201	30	60	8,357
TOTALS	2,248		1,854	258,225

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	146.6139	139.28	258,225	2023	2023	0	0	0	0.00	100.00

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



372 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		258,225
TOTAL MARKET OB/XF VALUE		5,440
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		338,665
SOH/AGL Deduction		139,135
ASSESSED VALUE		199,530
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,530
TOTAL JUST VALUE		338,665
NCON VALUE		5,440
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003400	CO ISSUED	0	03/14/2023
22011028	NEW CONSTR	251,803	07/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1673	6/09/2023	SW	Q	I	01	407,400

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: HELMS REBECCA IRENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,0] W13 W1 S9 W14 S53 E3 S1 E11 N4 U3R3 E11 N56 $
FOP=[YR=2023;ORIG=62,-5] E15 S5 W1 S9 W14 N14 $
FGR=[YR=2023;ORIG=62,62] E3 S1 E11 E5 S1 S20 W19 N22 $
FOP=[YR=2023;ORIG=76,63] E5 S1 E9 N8 W11 D3L3 S4 $
.

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	544.00	SF	10.00	10.00	100	2023	2023		100	5,440	

LAND DESCRIPTION

TOTAL OB/XF 5,440

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