

LOT 58
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

ENGELBRECHT LIVING TRUST/ENGELBRECHT EDWARD A TRUS
356 JUBILEE CIR
YULEE, FL 32097

2024

50-3N-27-1004-0058-0000



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	13	LVT/LAMMT 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	202,742
FGR	402	55	221	29,057
FOP	103	30	31	4,076
FOP	201	30	60	7,889
TOTALS	2,248		1,854	243,764

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	Q % COND
1	0811	CONCRETE B	0 100	0	0	624.00	SF	5.20	5.20	100	2023	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	DPH FACT	% COND
1	000310	C	TOWNHOUSE2	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00

REVIEW DATE 06/12/2023 BY MLU

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	138.3995	131.48	243,764	2023	2023	0	0	0	0.00	100.00	
1 TOWNHOUSE - 100% - 2024													
Heated Area: 1542													
HX Base Yr 2024													

TOTAL OB/XF													
3,245													

TOTAL OB/XF													
3,245													

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		243,764	
TOTAL MARKET OB/XF VALUE		3,245	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		322,009	
SOH/AGL Deduction		0	
ASSESSED VALUE		322,009	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		222,009	
TOTAL JUST VALUE		322,009	
NCON VALUE		3,245	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001777	CO ISSUED	0	02/09/2023
22009188	NEW CONSTR	251,803	06/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/863	12/22/2023	SW	Q	I	02	401,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: ENGELBRECHT LIVING

BUILDING NOTES													
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 \$ FOP=[YR=2023;ORIG=90,56] W11 D3L3 S4 E5 S1 E9 N8 \$ FGR=[YR=2023;ORIG=81,63] W5 W11 N1 W3 S22 E19 N20 N1 \$													

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 \$ FOP=[YR=2023;ORIG=90,56] W11 D3L3 S4 E5 S1 E9 N8 \$ FGR=[YR=2023;ORIG=81,63] W5 W11 N1 W3 S22 E19 N20 N1 \$													

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