

LOT 72
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

POSTON ANITA C
290 UBIQUITY WAY
YULEE, FL 32097

2024

50-3N-27-1004-0072-0000



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 Floop	11	CLAY TILE 100
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	06	Quality Level 06
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	1,396	100	1,396	248,837
FGR	441	55	243	43,315
FOP	68	30	20	3,565
FSP	150	40	60	10,695

TOTALS	2,055	1,719	306,412
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	603.00	SF	10.00
2	0462	ST/AL FNC	0	0	0	0	624.00	SF	10.00
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PD - E	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,719	142.6000	178.25	306,412	2023	2023	0	0
1 SNGL FAM - 0% - 2024									
Heated Area: 1396									
HX Base Yr									

290 UBIQUITY WAY, YULEE	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	0	0	0	603.00	SF	10.00	10.00	100	2024	2023		100	6,030	
2	0462	ST/AL FNC	0	0	0	0	624.00	SF	10.00	10.00	100	2024	2023		100	6,240	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

TOTAL OB/XF													12,570	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
PD - E 0.00		0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00				

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										306,412	
TOTAL MARKET OB/XF VALUE										12,570	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										393,982	
SOH/AGL Deduction										0	
ASSESSED VALUE										393,982	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										393,982	
TOTAL JUST VALUE										393,982	
NCON VALUE										318,982	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003947	CO ISSUED	0	03/24/2023
22011786	NEW CONSTR	231,523	08/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/1342	3/29/2023	SW	Q	I	01	450,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: POSTON ANITA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=110,0] W14 S10 W15 S44 E21 E4 N5 E4 N49 \$									
FSP=[YR=2024;ORIG=96,0] W15 S10 E15 N10 \$									
FOP=[YR=2024;ORIG=110,49] W4 S5 W4 S6 E8 N11 \$									
FGR=[YR=2024;ORIG=102,54] W21 S21 E21 N15 N6 \$									