LOT 75
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

DELANO WILLIAM D & LAURIE E
266 UBIQUITY WAY
YULEE, FL 32097

2024

50-3N-27-1004-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

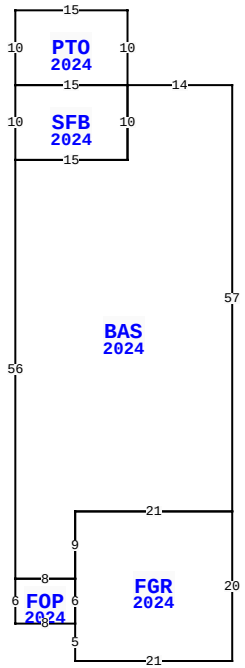
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,575	100	1,575	244,960
FGR	420	55	231	35,927
FOP	48	30	14	2,177
PTO	150	5	8	1,244
SFB	150	80	120	18,664
TOTALS	2,343		1,948	302,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,948	124.4208	155.53	302,972	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1695 HX Base Yr 2024



266 UBIQUITY WAY, 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		302,972
TOTAL MARKET OB/XF VALUE		5,640
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		383,612
SOH/AGL Deduction		56,746
ASSESSED VALUE		326,866
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,866
TOTAL JUST VALUE		383,612
NCON VALUE		308,612
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003443	CO ISSUED	319,263	12/12/2023
230006651	NEW SFR	319,263	05/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1434	12/20/2023	SW	Q	I	02	428,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: DELANO WILLIAM D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W14 S10 W15 S56 E8 N9 E21 N57 $
SFB=[YR=2024;ORIG=111,0] E15 S10 W15 N10 $
FGR=[YR=2024;ORIG=119,57] E21 S20 W21 N5 N6 N9 $
FOP=[YR=2024;ORIG=111,66] E8 S6 W8 N6 $
PTO=[YR=2024;ORIG=111,-10] E15 S10 W15 N10 $
.

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	564.00	SF	10.00	10.00	100	2024	2023		100	5,640	

LAND DESCRIPTION

TOTAL OB/XF 5,640

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	000100	C	SFR	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 01/23/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS