LOT 76
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

GLENNON SUSAN MARIE & JAMES F JR
258 UBIQUITY WAY
YULEE, FL 32097

2024

50-3N-27-1004-0076-0000

BUILDING CHARACTERISTICS

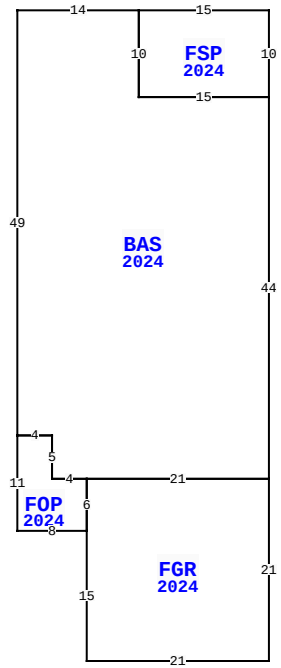
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,396	100	1,396	225,566
FGR	441	55	243	39,264
FOP	68	30	20	3,232
FSP	150	40	60	9,695
TOTALS	2,055		1,719	277,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,719	129.2600	161.58	277,756	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1396 HX Base Yr 2024



258 UBIQUITY WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,756
TOTAL MARKET OB/XF VALUE		3,156
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		355,912
SOH/AGL Deduction		0
ASSESSED VALUE		355,912
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		305,912
TOTAL JUST VALUE		355,912
NCON VALUE		280,912
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005483	CO ISSUED		04/27/2023
22011805	NEW CONSTR	231,523	08/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1232	4/28/2023	SW	Q	I	02	411,100

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: GLENNON SUSAN MARIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W15 N10 W14 S49 E4 S5 E4 E21 N44 $
FOP=[YR=2024;ORIG=115,39] W4 S11 E8 N6 W4 N5 $
FGR=[YR=2024;ORIG=140,44] W21 S6 S15 E21 N21 $
FSP=[YR=2024;ORIG=140,-10] W15 S10 E15 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	0811	CONCRETE B	0	100	0	0	607.00	SF	5.20	5.20	100	2024	2023		100	3,156	

LAND DESCRIPTION

TOTAL OB/XF 3,156

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 07/24/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS