

LOT 77
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

SNEAD DAVID G & MARILU G
455 JUBILEE CIR
YULEE, FL 32097

2024

50-3N-27-1004-0077-0000



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	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	207,245
FGR	402	55	221	29,702
FOP	103	30	31	4,166
FSP	126	40	50	6,720
TOTALS	2,173		1,844	247,834

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	0	0	483.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000310	C	TOWNHOUSE2	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
0320	11	1,844	141.4780	134.40	247,834	2023	2023	0	0
1 TOWNHOUSE - 0% - 2024									
Heated Area: 1542									
HX Base Yr									
455 JUBILEE CIR, YULEE									
BLD DATE: 06/12/2023 MLU									
XF DATE: 06/12/2023 MLU									
INC DATE: 06/12/2023 MLU									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY									
STANDARD									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
247,834									
TOTAL MARKET OB/XF VALUE									
4,830									
TOTAL LAND VALUE - MARKET									
75,000									
TOTAL MARKET VALUE									
327,664									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
327,664									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
327,664									
TOTAL JUST VALUE									
327,664									
NCON VALUE									
252,664									
INCOME VALUE									
75,000									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009120	CO ISSUED		07/17/2023
22013999	NEW CONSTR	249,294	09/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1507	7/26/2023	SW	Q	I	02	380,200
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: SNEAD DAVID G & MAR						

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: SNEAD DAVID G & MAR

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,0] W14 S9 W14 S53 E3 S1 E11 N4 U3R3 E11 N56 \$
FSP=[YR=2024;ORIG=116,0] W14 S9 E14 N9 \$
FOP=[YR=2024;ORIG=130,56] W11 D3L3 S4 E5 S1 E9 N8 \$
FGR=[YR=2024;ORIG=121,63] W5 W11 N1 W3 S22 E19 N20 N1 \$