LOT 78
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

STREAMO LINDA L
467 JUBILEE CIRCLE
YULEE, FL 32097

2024

50-3N-27-1004-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

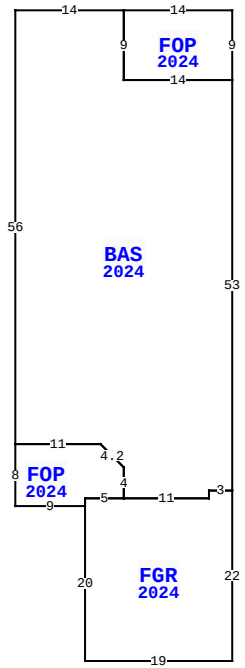
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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
FOP	126	30	38	5,107
TOTALS	2,173		1,832	246,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,832	141.4780	134.40	246,221	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE – 100% - 2024 Heated Area: 1542 HX Base Yr 2024



467 JUBILEE CIR, 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		246,221
TOTAL MARKET OB/XF VALUE		4,830
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		326,051
SOH/AGL Deduction		156,570
ASSESSED VALUE		169,481
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		114,481
TOTAL JUST VALUE		326,051
NCON VALUE		251,051
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009583	CO ISSUED		07/26/2023
22014001	NEW CONSTR	249,294	09/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2658/226	7/27/2023	SW	Q	I	01	413,100

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: STREAMO LINDA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W14 N9 W14 S56 E11 D3R3 S4 E11 N1 E3 N53 $
FOP=[YR=2024;ORIG=140,-9] W14 S9 E14 N9 $
FOP=[YR=2024;ORIG=123,47] W11 S8 E9 N1 E5 N4 U3L3 $
FGR=[YR=2024;ORIG=140,53] W3 S1 W11 W5 S1 S20 E19 N22 $
.

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	483.00	SF	10.00	10.00	100	2024	2023		100	4,830	

LAND DESCRIPTION

TOTAL OB/XF 4,830

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	000310	C	TOWNHOUSE2	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