LOT 80
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

WINTZER DENISE MARIE
491 JUBILEE COURT
YULEE, FL 32097

2024

50-3N-27-1004-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

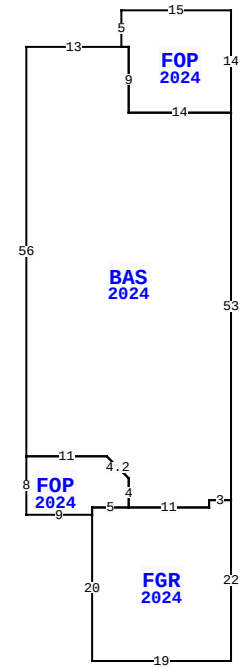
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	203,112
FGR	402	55	221	29,110
FOP	103	30	31	4,083
FOP	201	30	60	7,903
TOTALS	2,248		1,854	244,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,854	138.6484	131.72	244,209	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE - 0% - 2024 Heated Area: 1542 HX Base Yr



491 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	244,209
TOTAL MARKET OB/XF VALUE	4,980
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	324,189
SOH/AGL Deduction	0
ASSESSED VALUE	324,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,189
TOTAL JUST VALUE	324,189
NCON VALUE	249,189
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003819	CO ISSUED	0	03/22/2023
22011766	NEW CONSTR	254,130	08/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1103	3/23/2023	SW	Q	I	01	443,100

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: WINTZER DENISE MARI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=102,0] E13 E1 S9 E14 S53 W3 S1 W11 N4 U3L3 W11 N56 $
FOP=[YR=2024;ORIG=115,-5] E15 S14 W14 N9 W1 N5 $
FOP=[YR=2024;ORIG=102,56] E11 D3R3 S4 W5 S1 W9 N8 $
FGR=[YR=2024;ORIG=111,63] E5 E11 N1 E3 S22 W19 N20 N1 $
.

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	0	0	0	498.00	SF	10.00	10.00	100	2024	2023		100	4,980	

LAND DESCRIPTION

TOTAL OB/XF 4,980

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	0		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