

LOT 82
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

ROSE ROBERT J & DONNA L REV TRUST/ROSE ROBERT J TR
523 JUBILEE CIRCLE
YULEE, FL 32097

2024

50-3N-27-1004-0082-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	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	

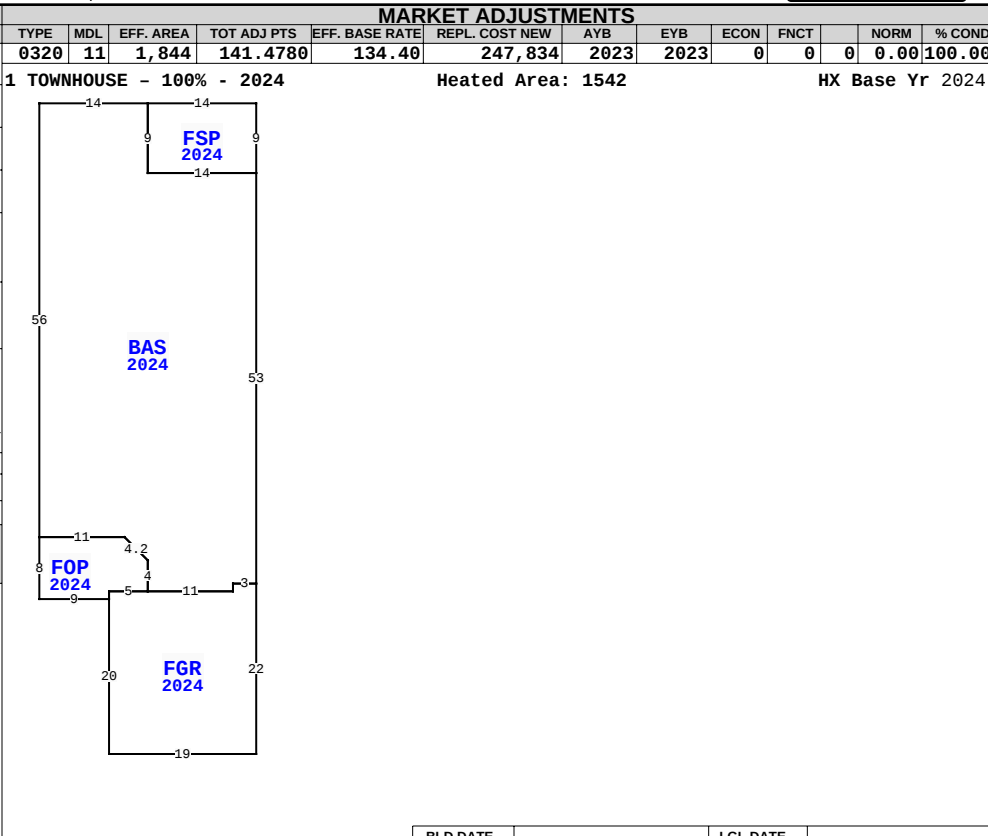
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	1,542	207,245
FGR	402	55	221	29,702
FOP	103	30	31	4,166
FSP	126	40	50	6,720

TOTALS	2,173		1,844	247,834
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	496.00	SF	6.50	6.50	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000310	C	TOWNHOUSE2	100		PD -	E 0.00	0.00	1.00	LT	1.00

REVIEW DATE 07/24/2023 BY WW



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

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	2024	2023		100	3,224	

TOTAL OB/XF											
3,224											

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		247,834
TOTAL MARKET OB/XF VALUE		3,224
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		326,058
SOH/AGL Deduction		185,266
ASSESSED VALUE		140,792
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		90,792
TOTAL JUST VALUE		326,058
NCON VALUE		251,058
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004543	CO ISSUED		04/06/2023
22011759	NEW CONSTR	249,566	08/02/2022

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/660	4/10/2023	SW	Q	I	02	446,300

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/660	4/10/2023	SW	Q	I	02	446,300
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: ROSE ROBERT J & DON						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=120,0] W14 N9 W14 S56 E11 D3R3 S4 E11 N1 E3 N53 \$											
FSP=[YR=2024;ORIG=120,-9] W14 S9 E14 N9 \$											
FOP=[YR=2024;ORIG=92,47] E11 D3R3 S4 W5 S1 W9 N8 \$											
FGR=[YR=2024;ORIG=120,53] W3 S1 W11 W5 S1 S20 E19 N22 \$											