LOT 92
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

POTTS CR RAMSEY & JOELLE KETTERING
230 KIMSET PLAZA
YULEE, FL 32097

2024

50-3N-27-1004-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

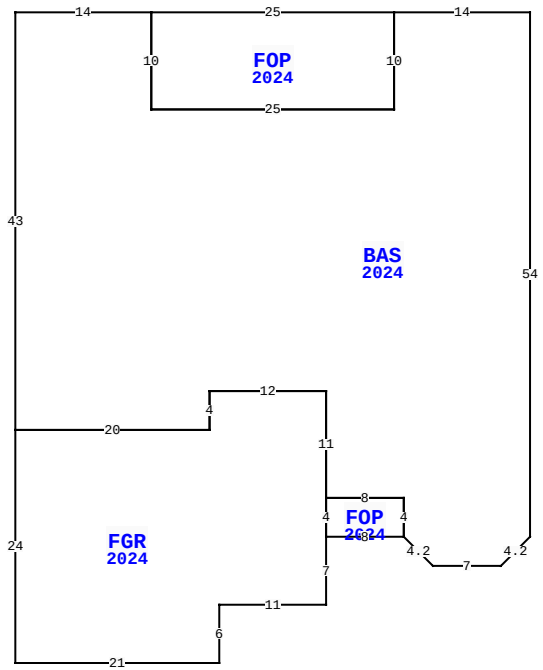
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,210	100	2,210	336,694
FGR	750	55	412	62,768
FOP	32	30	10	1,524
FOP	250	30	75	11,426
TOTALS	3,242		2,707	412,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,707	121.8816	152.35	412,411	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2210 HX Base Yr 2024



230 KISMET PLAZA, 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		412,411
TOTAL MARKET OB/XF VALUE		5,018
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		514,929
SOH/AGL Deduction		0
ASSESSED VALUE		514,929
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		464,929
TOTAL JUST VALUE		514,929
NCON VALUE		417,429
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005361	CO		04/25/2023
22013027	NEW CONSTR	364,669	08/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/1543	5/16/2023	SW	Q	I	01	692,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: POTTS CR RAMSEY & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,0] S54 D3L3 W7 U3L3 N4 W8 N11 W12 S4 W20 N43 E14 S10 E25 N10 E14 $
FOP=[YR=2024;ORIG=116,0] W25 S10 E25 N10 $
FGR=[YR=2024;ORIG=77,43] S24 E21 N6 E11 N7 N4 N11 W12 S4 W20 $
FOP=[YR=2024;ORIG=117,50] W8 S4 E8 N4 $
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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	965.00	SF	5.20	5.20	100	2024	2023		100	5,018	

LAND DESCRIPTION

TOTAL OB/XF 5,018

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	000134	C	SFR POND	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.30	75,000.00	97,500.00	97,500							

REVIEW DATE 07/24/2023 BY WW Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/06/2024 BY SYS