LOT 94
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

**BRUCKNER HOWARD L & CONSUELO**
246 KISMET PLAZA
YULEE, FL 32097

**2024**

**50-3N-27-1004-0094-0000**

## 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 | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

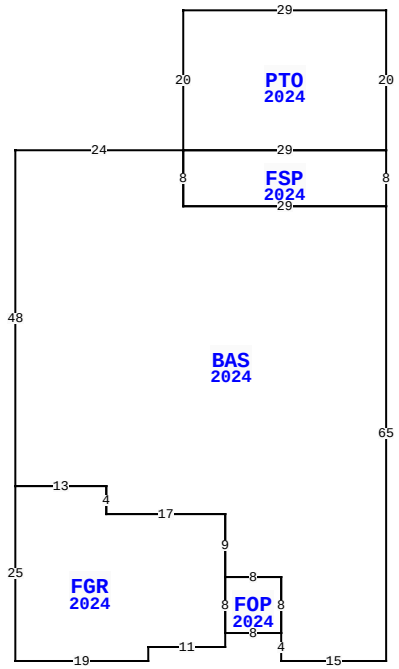
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,859 | 100 | 2,859 | 417,414 |
| FGR | 660 | 55 | 363 | 52,998 |
| FOP | 64 | 30 | 19 | 2,774 |
| FSP | 232 | 40 | 93 | 13,578 |
| PTO | 580 | 5 | 29 | 4,234 |
| TOTALS | 4,395 | | 3,363 | 490,998 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,363 | 116.8032 | 146.00 | 490,998 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

2 SNGL FAM – 100% - 2024 Heated Area: 2859 HX Base Yr 2024




246 KISMET PLAZA, YULEE

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 490,998 |
| TOTAL MARKET OB/XF VALUE | | 25,389 |
| TOTAL LAND VALUE - MARKET | | 97,500 |
| TOTAL MARKET VALUE | | 613,887 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 613,887 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 563,887 |
| TOTAL JUST VALUE | | 613,887 |
| NCON VALUE | | 516,387 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 75,000 |

20X30 SCREEN ENCLOSURE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230010907 | SCREEN ENCL | 28,000 | 08/24/2023 |
| 23003950 | CO ISSUED | 0 | 03/24/2023 |
| 22011782 | NEW CONSTR | 460,589 | 08/02/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2630/0416 | 3/31/2023 | SW | Q | I | 01 | 772,700 |

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BRUCKNER HOWARD LEO

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,-3] W29 N8 W24 S48 E13 S4 E17 S9 E8 S8 S4 E15 N65 $
FGR=[YR=2024;ORIG=87,37] E13 S4 E17 S9 S8 S2 W11 S2 W19 N25 $
FSP=[YR=2024;ORIG=140,-11] W29 S8 E29 N8 $
FOP=[YR=2024;ORIG=125,50] W8 S8 E8 N8 $
PTO=[YR=2024;ORIG=111,-11] N20 E29 S20 W29 $
.

## 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 | 969.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 5,039 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 960.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 9,600 | |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2023 | | 100 | 600 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 20 | 29 | 580.00 | SF | 17.50 | 17.50 | 100 | 2024 | 2023 | | 100 | 10,150 | |

## LAND DESCRIPTION

TOTAL OB/XF 25,389

| 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 12/11/2023 BY WWX Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/06/2024 BY SYS