LOT 98
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

MAXEY MARILYN JOAN REACH/MAXEY JAMES DEWEY
304 DEL WEBB PARKWAY
YULEE, FL 32097

2024

50-3N-27-1004-0098-0000

BUILDING CHARACTERISTICS

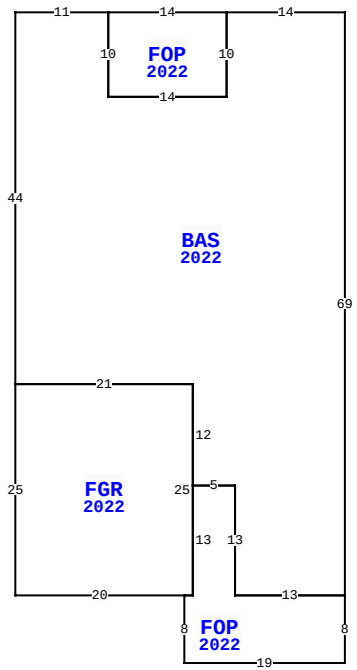
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,961	100	1,961	301,680
FGR	525	55	289	44,460
FOP	140	30	42	6,461
FOP	217	30	65	10,000
TOTALS	2,843		2,357	362,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,357	123.0684	153.84	362,601	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1961 HX Base Yr 2024



304 DEL WEBB PKWY, YULEE

BLD DATE	03/22/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		362,601
TOTAL MARKET OB/XF VALUE		7,640
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		445,241
SOH/AGL Deduction		0
ASSESSED VALUE		445,241
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		395,241
TOTAL JUST VALUE		445,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018502	CO ISSUED	0	12/16/2022
22007109	NEW CONSTR	333,796	05/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0373	12/20/2022	SW	Q	I	02	547,600

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: MAXEY MARILYN JOAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] W14 S10 E14 N10$ S10 W14 N10 W11 S44 FGR=[YR=2022] S25 E20 FOP=[YR=2022] S8 E19 N8 W13 N13 W5 S13 W1$ E1 N25 W21$ E21 S12 E5 S13 E13 N69$.

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	764.00	SF	10.00	10.00	100	2022	2022	3	100	7,640	

LAND DESCRIPTION

TOTAL OB/XF 7,640

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	000100	C	SFR	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 02/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS