LOT 112
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

VANDERHOOF WAYNE T & DENISE J
416 DEL WEBB PKWY
YULEE, FL 32097

2024

50-3N-27-1004-0112-0000

BUILDING CHARACTERISTICS

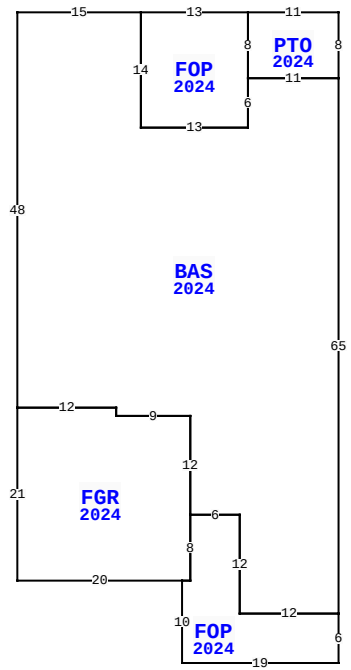
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,989	100	1,989	312,134
FGR	432	55	238	37,349
FOP	182	30	55	8,631
FOP	190	30	57	8,945
PTO	88	5	4	628
TOTALS	2,881		2,343	367,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,343	125.5478	156.93	367,687	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1989 HX Base Yr 2024



416 DEL WEBB PKWY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		367,687
TOTAL MARKET OB/XF VALUE		8,460
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		451,147
SOH/AGL Deduction		0
ASSESSED VALUE		451,147
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		401,147
TOTAL JUST VALUE		451,147
NCON VALUE		376,147
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000056	CO ISSUED		11/01/2023
23001348	NEW CONSTR	372,281	01/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2679/476	11/08/2023	SW	Q	I	02	554,600

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: VANDERHOOF WAYNE T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=0,2] N6 E11 S65 W12 N12 W6 N12 W9 N1 W12 N48 E15 S14 E13 $
FGR=[YR=2024;ORIG=-28,36] E12 S1 E9 S12 S8 W1 W20 N21 $
FOP=[YR=2024;ORIG=-13,-12] S14 E13 N6 N8 W13 $
FOP=[YR=2024;ORIG=-7,49] E6 S12 E12 S6 W19 N10 E1 N8 $
PTO=[YR=2024;ORIG=0,-12] S8 E11 N8 W11 $
.

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	846.00	SF	10.00	10.00	100	2024	2023		100	8,460	

LAND DESCRIPTION

TOTAL OB/XF 8,460

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	000135	C	SFR CNSVTN	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 12/04/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS