LOT 113
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

GITTER ANDREW W & SANDRA J LIVING TRUST/GITTER AND
424 DEL WEBB PKWY
YULEE, FL 32097

2024

50-3N-27-1004-0113-0000

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 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

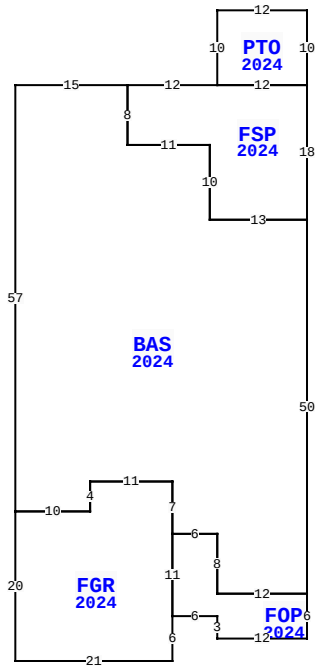
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,007	100	2,007	319,494
FGR	464	55	255	40,593
FOP	138	30	41	6,527
FSP	322	40	129	20,536
PTO	120	5	6	955
TOTALS	3,051		2,438	388,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,438	127.3510	159.19	388,105	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2007 HX Base Yr 2024



424 DEL WEBB PKWY, 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		388,105
TOTAL MARKET OB/XF VALUE		6,980
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		470,085
SOH/AGL Deduction		0
ASSESSED VALUE		470,085
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		420,085
TOTAL JUST VALUE		470,085
NCON VALUE		395,085
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006656	CO ISSUED		05/22/2023
22012234	NEW CONSTR	329,055	08/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/1278	5/24/2023	SW	Q	I	01	568,600

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: GITTER ANDREW W & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=170,-10] W13 N10 W11 N8 W15 S57 E10 N4 E11 S7 E6 S8 E12 N50 $
FGR=[YR=2024;ORIG=131,29] E10 N4 E11 S7 S11 S6 W21 N20 $
FOP=[YR=2024;ORIG=152,32] E6 S8 E12 S6 W12 N3 W6 N11 $
FSP=[YR=2024;ORIG=146,-28] S8 E11 S10 E13 N18 W12 W12 $
PTO=[YR=2024;ORIG=158,-38] E12 S10 W12 N10 $
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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	0855	CONC PAVER	0	100	0	0	698.00	SF	10.00	10.00	100	2024	2023		100	6,980	

LAND DESCRIPTION

TOTAL OB/XF 6,980

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 08/11/2023 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS