LOT 116
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

HARRISON CONNOR LYNN
448 DEL WEBB PKWY
YULEE, FL 32097

2024

50-3N-27-1004-0116-0000

BUILDING CHARACTERISTICS

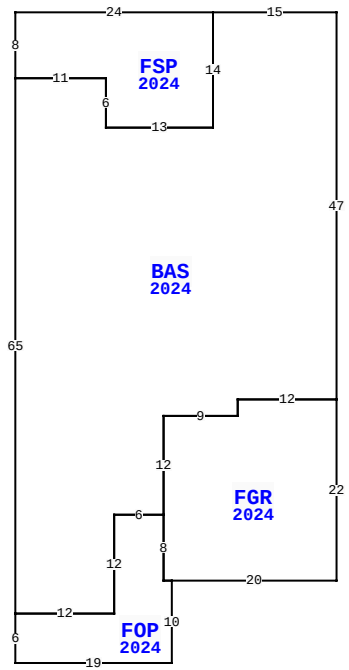
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,977	100	1,977	309,697
FGR	444	55	244	38,223
FOP	190	30	57	8,929
FSP	270	40	108	16,918
TOTALS	2,881		2,386	373,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,386	125.3224	156.65	373,767	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1977 HX Base Yr 2024



448 DEL WEBB PKWY, YULEE

BLD DATE		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		373,767
TOTAL MARKET OB/XF VALUE		8,750
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		457,517
SOH/AGL Deduction		0
ASSESSED VALUE		457,517
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		402,517
TOTAL JUST VALUE		457,517
NCON VALUE		382,517
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006644	CO ISSUED		05/22/2023
22013026	NEW CONSTR	327,488	08/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2645/140	5/26/2023	SW	Q	I	02	629,500

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: HARRISON CONNOR LYN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,-40] W15 S14 W13 N6 W11 S65 E12 N12 E6 N12 E9 N2 E12 N47 $
FGR=[YR=2024;ORIG=130,7] W12 S2 W9 S12 S8 E1 E20 N22 $
FOP=[YR=2024;ORIG=109,21] W6 S12 W12 S6 E19 N10 W1 N8 $
FSP=[YR=2024;ORIG=115,-40] W24 S8 E11 S6 E13 N14 $
.

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	875.00	SF	10.00	10.00	100	2024	2023		100	8,750	

LAND DESCRIPTION

TOTAL OB/XF 8,750

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