LOT 129
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

LEISTIKO FRED A & CONSTANCE L
241 ETHEREAL SQUARE
YULEE, FL 32097

2024

50-3N-27-1004-0129-0000

BUILDING CHARACTERISTICS

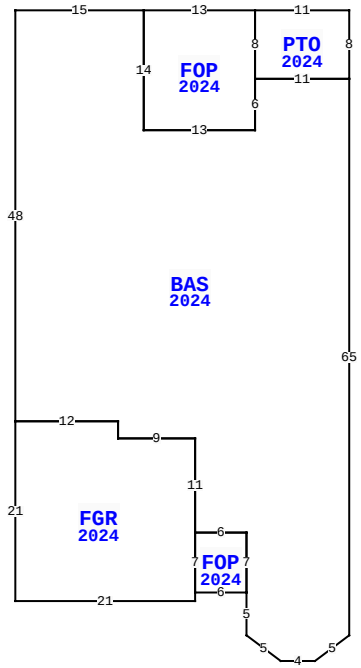
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,022	100	2,022	314,482
FGR	423	55	233	36,238
FOP	42	30	13	2,022
FOP	182	30	55	8,554
PTO	88	5	4	622
TOTALS	2,757		2,327	361,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,327	124.4208	155.53	361,918	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2022 HX Base Yr



241 ETHEREAL SQ, 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	361,918
TOTAL MARKET OB/XF VALUE	6,920
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	466,338
SOH/AGL Deduction	0
ASSESSED VALUE	466,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	466,338
TOTAL JUST VALUE	466,338
NCON VALUE	368,838
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013696	CO ISSUED		10/25/2023
230003198	HTD2019 GAR436 P2	374,716	03/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1570	10/25/2023	SW	Q	I	02	597,200

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: LEISTIKO FRED A & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=89,-2] W11 S6 W13 N14 W15 S48 E12 S2 E9 S11 E6 S7 S5 D3R4 E4 U3R4 N65 $
FOP=[YR=2024;ORIG=65,-10] E13 S8 S6 W13 N14 $
PTO=[YR=2024;ORIG=78,-10] E11 S8 W11 N8 $
FOP=[YR=2024;ORIG=71,51] E6 S7 W6 N7 $
FGR=[YR=2024;ORIG=50,38] E12 S2 E9 S11 S7 S1 W21 N21 $
.

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	0	0	0	692.00	SF	10.00	10.00	100	2024	2023		100	6,920	

LAND DESCRIPTION

TOTAL OB/XF 6,920

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	0		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 11/09/2023 BY WW Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/06/2024 BY SYS