LOT 210
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

KAYE CHARLES A & ELIZABETH S L/E/
637 WITTY BANTER CT
YULEE, FL 32097

**2024**

**50-3N-27-1004-0210-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

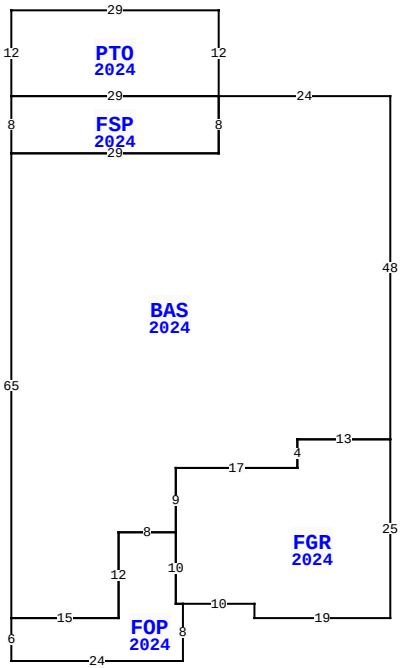
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| 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 | 2,859 | 100 | 2,859 | 417,414 |
| FGR | 660 | 55 | 363 | 52,998 |
| FOP | 242 | 30 | 73 | 10,658 |
| FSP | 232 | 40 | 93 | 13,578 |
| PTO | 348 | 5 | 17 | 2,482 |
| TOTALS | 4,341 | | 3,405 | 497,130 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,405 | 116.8032 | 146.00 | 497,130 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 2859 HX Base Yr 2024




637 WITTY BANTER CT, 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 | | 497,130 |
| TOTAL MARKET OB/XF VALUE | | 15,340 |
| TOTAL LAND VALUE - MARKET | | 97,500 |
| TOTAL MARKET VALUE | | 609,970 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 609,970 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 559,970 |
| TOTAL JUST VALUE | | 609,970 |
| NCON VALUE | | 512,470 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 75,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230004081 | CO ISSUED | | 12/11/2023 |
| B230013995 | | 12,037 | 10/31/2023 |
| 230007739 | NEW SFR | 538,740 | 06/15/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2714/378 | 5/01/2024 | QC | U | I | 11 | 100 |
| GRANTOR: KAYE CHARLES A & ELIZ | | | | | | |
| GRANTEE: GONZALES-KAYE ALEXA | | | | | | |
| 2689/527 | 12/20/2023 | SW | Q | I | 01 | 765,100 |
| GRANTOR: PULTE HOME COMPANY LL | | | | | | |
| GRANTEE: KAYE CHARLES A & EL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,-4] W24 S8 W29 S65 E15 N12 E8 N9 E17 N4 E13 N48 $
FSP=[YR=2024;ORIG=97,-4] E29 S8 W29 N8 $
FOP=[YR=2024;ORIG=112,57] E8 S10 E1 S8 W24 N6 E15 N12 $
FGR=[YR=2024;ORIG=120,48] E17 N4 E13 S25 W19 N2 W10 W1 N10 N9 $
PTO=[YR=2024;ORIG=97,-16] E29 S12 W29 N12 $
.

## EXTRA FEATURES

| L N | 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 | 925.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 9,250 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 29 | 12 | 348.00 | SF | 17.50 | 17.50 | 100 | 2024 | 2023 | | 100 | 6,090 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,340

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 1.30 | 75,000.00 | 97,500.00 | 97,500 | | | | | | | |

REVIEW DATE 01/23/2024 BY WW Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/06/2024 BY SYS