LOT 211
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

CHAPLINSKI JOSEPH & CAROL L/E/
630 WITTY BANTER CT
YULEE, FL 32097

2024

50-3N-27-1004-0211-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

630 WITTY BANTER CT, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	97,500
SOH/AGL Deduction	15,000
ASSESSED VALUE	82,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,500
TOTAL JUST VALUE	97,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003330	PRIVATE PROVIDER	519,090	03/22/2024
230009689	NEW SFR	519,090	07/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2710/980	4/23/2024	LE	U	V	11	100
GRANTOR: CHAPLINSKI JOSEPH & C						
GRANTEE: CASOLARO THOMAS						
2707/776	4/17/2024	SW	Q	I	02	803,700
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: CHAPLINSKI JOSEPH &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 05/21/2024 BY WW Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/06/2024 BY SYS