LOT 296
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

DIBATTISTA JILL LOUISE & MARTIN LOUIS
3958 STETSON CIR
SYRACUSE, NY 13215

2024

50-3N-27-1004-0296-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

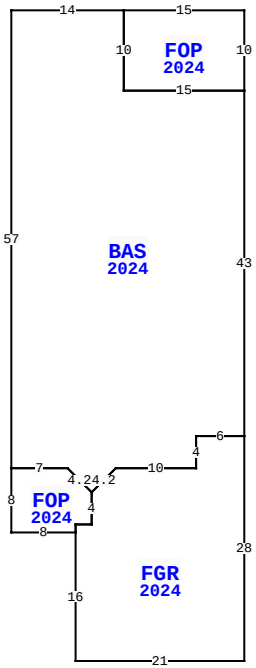
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,488	100	1,488	238,288
FGR	510	55	280	44,839
FOP	74	30	22	3,523
FOP	150	30	45	7,206
TOTALS	2,222		1,835	293,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,835	128.1100	160.14	293,857	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1488 HX Base Yr



468 TRANQUIL TRAIL CIR, 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	293,857
TOTAL MARKET OB/XF VALUE	6,340
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	375,197
SOH/AGL Deduction	0
ASSESSED VALUE	375,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	375,197
TOTAL JUST VALUE	375,197
NCON VALUE	300,197
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004524	CO ISSUED	290,797	12/27/2023
230008678	NEW SFR	290,797	07/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/1690	4/29/2024	SW	Q	I	02	438,500

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: DIBATTISTA JILL LOU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,-5] W15 N10 W14 S57 E7 D3R3 U3R3 E10 N4 E6 N43 $
FOP=[YR=2024;ORIG=91,42] E7 D3R3 S4 W2 S1 W8 N8 $
FOP=[YR=2024;ORIG=105,-15] E15 S10 W15 N10 $
FGR=[YR=2024;ORIG=104,42] E10 N4 E6 S28 W21 N16 N1 E2 N4 U3R3 $
.

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	634.00	SF	10.00	10.00	100	2024	2023		100	6,340	

LAND DESCRIPTION

TOTAL OB/XF 6,340

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	000134	C	SFR POND	0		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 01/23/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS