

LOT 305
 DEL WEBB WILDLIGHT PHASE 2B
 OR 2608/961

WESLEY RONALD P & LINDA K
 523 GOODWILL COURT
 YULEE, FL 32097

2024

50-3N-27-1004-0305-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 75,000 TOTAL MARKET VALUE 75,000 SOH/AGL Deduction 0 ASSESSED VALUE 75,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 75,000 TOTAL JUST VALUE 75,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 75,000											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED CO240002571 PRIVATE PROV INSP 295,720 03/05/2024 230011222 NEW SFR 295,720 09/05/2023											
MAP NUM		MKT AREA 04																		SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2702/1255 3/25/2024 SW Q I 01 450,800 GRANTOR: PULTE HOME COMPANY LL GRANTEE: WESLEY RONALD P & L											
NEIGHBORHOOD/LOC		4094.00																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/12/2023 MLU											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
					TOTALS EXTRA FEATURES 523 GOODWILL CT, YULEE																										
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																
LAND DESCRIPTION TOTAL OB/XF 0 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 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 05/21/2024 BY WW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																															