LOT 4
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

PULTE HOME COMPANY LLC
4901 VINELAND RD STE 500
ORLANDO, FL 32811

2025

50-3N-27-1004-0004-0000

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	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

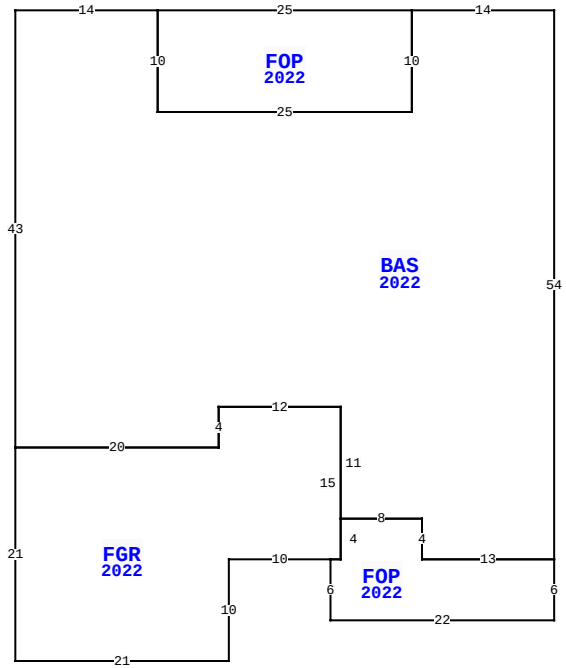
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2022	2,180	373,302
FGR	610	55	2022	336	57,537
FOP	164	30	2022	49	8,391
FOP	250	30	2022	75	12,843
TOTALS	3,204			2,640	452,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,640	130.3824	172.10	454,344	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 2180 HX Base Yr



160 EUREKA 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	452,072
TOTAL MARKET OB/XF VALUE	60,711
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	597,783
SOH/AGL Deduction	0
ASSESSED VALUE	597,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	597,783
TOTAL JUST VALUE	597,783
NCON VALUE	5,600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	563,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240010064	CO ISSUED		08/30/2024
21016860	NEW CONSTR	370,695	12/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] W25 S10 E25 N10$ S10 W25 N10 W14 S43 FGR=[YR=2022] S21 E21 N10 E10 FOP=[YR=2022] S6 E22 N6 W13 N4 W8 S4 W1$ E1 N15 W12 S4 W20$ E20 N4 E12 S11 E8 S4 E13 N54$.

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	0462	ST/AL FNC	0	0	0	0	528.00	SF	10.00	10.00	100	2022	2022	3	95	5,016	
2	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	
3	0861	POOL GUNIT	0	0	0	0	496.00	SF	85.00	85.00	100	2022	2022	3	95	40,052	
4	0855	CONC PAVER	0	0	0	0	515.00	SF	10.00	10.00	100	2022	2022	3	99	5,099	
5	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	
6	0855	CONC PAVER	0	0	0	0	560.00	SF	10.00	10.00	100	2025	2024		100	5,600	

LAND DESCRIPTION

TOTAL OB/XF 60,711

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	000100	C	RES	0		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS