LOT 5
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

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

2025

50-3N-27-1004-0005-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

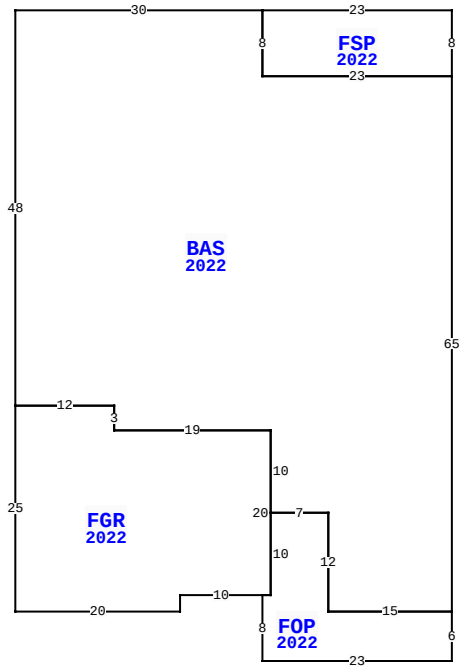
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,883	100	2022	2,883	469,129
FGR	696	55	2022	383	62,323
FOP	224	30	2022	67	10,902
FSP	184	40	2022	74	12,041
TOTALS	3,987			3,407	554,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,407	123.8918	163.54	557,181	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 2883 HX Base Yr



152 EUREKA 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	554,395
TOTAL MARKET OB/XF VALUE	13,284
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	652,679
SOH/AGL Deduction	0
ASSESSED VALUE	652,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	652,679
TOTAL JUST VALUE	652,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	613,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001129	NSFR MODEL HOME	482,749	02/03/2025
21016862	NEW CONSTR	482,749	12/06/2021

SALES DATA

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

BUILDING NOTES

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	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
3	0857	SANDSTONE/	0	0	32	15	480.00	SF	16.00	16.00	100	2022	2022	3	100	7,680	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-23,0] W30 S48 E12 S3 E19 S10 E7 S12 E15 N65 W23 N8 $
FGR=[YR=2022;ORIG=-53,48] S25 E20 N2 E10 E1 N20 W19 N3 W12 $
FOP=[YR=2022;ORIG=-23,71] S8 E23 N6 W15 N12 W7 S10 W1 $
FSP=[YR=2022;ORIG=0,0] W23 S8 E23 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,284

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