LOT 17
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

BAGLIO BENEDICT & LINDA L
165 EUREKA COURT
YULEE, FL 32097

2025

50-3N-27-1004-0017-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

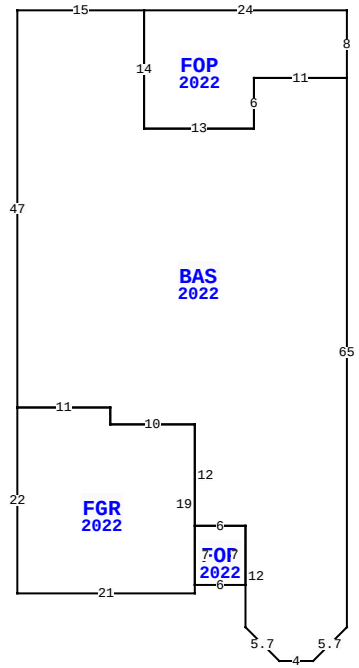
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,011	100	2022	2,011	363,151
FGR	442	55	2022	243	43,881
FOP	42	30	2022	13	2,347
FOP	270	30	2022	81	14,627
TOTALS	2,765			2,348	424,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,348	137.4940	181.49	426,139	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 2011 HX Base Yr



165 EUREKA CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	424,008
TOTAL MARKET OB/XF VALUE	6,750
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	515,758
SOH/AGL Deduction	0
ASSESSED VALUE	515,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	515,758
TOTAL JUST VALUE	515,758
NCON VALUE	6,750
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	478,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001416	NEW SFR MODEL HOM	334,571	02/10/2025
21016859	NEW CONSTR	334,571	12/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2782/313	4/16/2025	SW	Q	I	01	574,600

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BAGLIO BENEDICT & L

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W24 BAS=[YR=2022] W15 S47 FGR=[YR=2022] S22 E21 N1 FOP=[YR=2022] E6 N7 W6 S7$ N19 W10 N2 W11$ E11 S2 E10 S12 E6 S12 D4 R4 E4 R4 U4 N65 W11 S6 W13 N14$ S14 E13 N6 E11 N8$.

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	675.00	SF	10.00	10.00	100	2025	2024		100	6,750	

LAND DESCRIPTION

TOTAL OB/XF 6,750

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