

LOT 19
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

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

2025

50-3N-27-1004-0019-0000



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 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,542	100	2022	1,542	232,077
FGR	402	55	2022	221	33,261
FOP	103	30	2022	31	4,666
FOP	126	30	2022	38	5,719

TOTALS	2,173			1,832	275,722
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	630.00	SF	10.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,832	151.2570	151.26	277,108	2022	2022	0	0	0	0.50	99.50
1 TOWNHOUSE - 0% - 2023												
Heated Area: 1542												
HX Base Yr												

181 EUREKA CT, YULEE	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0855	CONC PAVER	0	0	0	0	630.00	SF	10.00	10.00	100	2025	2024		100	6,300	

LAND DESCRIPTION										TOTAL OB/XF										6,300	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000310	C	TOWNHOUSE	0		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				275,722	
TOTAL MARKET OB/XF VALUE				6,300	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				342,022	
SOH/AGL Deduction				0	
ASSESSED VALUE				342,022	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				342,022	
TOTAL JUST VALUE				342,022	
NCON VALUE				6,300	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				338,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0250000842	CO ISSUED	257,304	01/27/2025
21016942	NEW CONSTR	257,304	12/08/2021

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

BUILDING NOTES									
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BUILDING DIMENSIONS
FOP=[YR=2022] W14 BAS=[YR=2022] W14 S56 FOP=[YR=2022] S8 E9
FGR=[YR=2022] S20 E19 N22 W3 S1 W16 S1\$ N1 E5 N4 U3 L3 W11\$
E11 R3 D3 S4 E11 N1 E3 N53 W14 N9\$ S9 E14 N9\$.