LOT 21
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

BLANKENSHIP ROBERT E & CYNTHIA R
676 JUBILEE CIRCLE
YULEE, FL 32097

2025

50-3N-27-1004-0021-0000

BUILDING CHARACTERISTICS

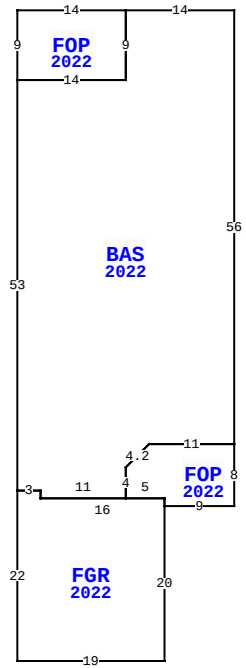
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,542	100	2022	1,542	258,989
FGR	402	55	2022	221	37,118
FOP	103	30	2022	31	5,207
FOP	126	30	2022	38	6,382
TOTALS	2,173			1,832	307,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,832	127.8800	168.80	309,242	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1542 HX Base Yr 2023



676 JUBILEE CIR, YULEE

BLD DATE	03/22/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,696
TOTAL MARKET OB/XF VALUE		4,277
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		396,973
SOH/AGL Deduction		168,780
ASSESSED VALUE		228,193
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,471
TOTAL JUST VALUE		396,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016709	CO ISSUED	0	11/08/2022
22005875	NEW CONSTR	265,975	04/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/1017	11/16/2022	SW	Q	I	02	440,900

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BLANKENSHIP ROBERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] W14 S9 E14 N9$ S9 W14 S53
FGR=[YR=2022] S22 E19 N20 FOP=[YR=2022] E9 N8 W11 D3 L3 S4
E5 S1$ N1 W16 N1 W3$ E3 S1 E11 N4 U3 R3 E11 N56$.

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	100	0	0	432.00	SF	10.00	10.00	100	2022	2022	3	99	4,277	

LAND DESCRIPTION

TOTAL OB/XF 4,277

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	100		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 02/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS