LOT 24
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

CARLUCCI JOSEPH A LIVING TRST/CARLUCCI JOSEPH A TR
652 JUBILEE CIRCLE
YULEE, FL 32097

2025

50-3N-27-1004-0024-0000

BUILDING CHARACTERISTICS

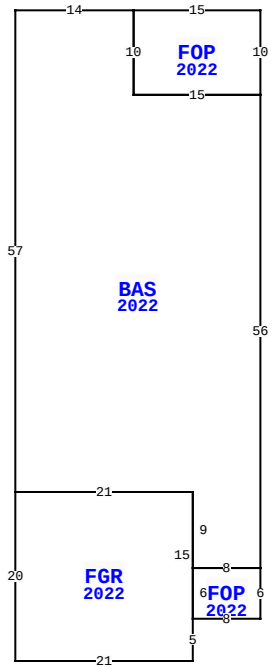
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,575	100	2022	1,575	259,249
FGR	420	55	2022	231	38,023
FOP	48	30	2022	14	2,304
FOP	150	30	2022	45	7,407
TOTALS	2,193			1,865	306,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,865	125.3224	165.43	308,527	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 1575 HX Base Yr



652 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	306,984
TOTAL MARKET OB/XF VALUE	4,336
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	396,320
SOH/AGL Deduction	0
ASSESSED VALUE	396,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,320
TOTAL JUST VALUE	396,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017739	CO ISSUED	0	12/02/2022
22005878	NEW CONSTR	265,975	04/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/1514	12/05/2022	SW	Q	I	01	423,900

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: CARLUCCI JOSEPH A L

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W15 BAS=[YR=2022] W14 S57 FGR=[YR=2022] S20 E21 N5 FOP=[YR=2022] E8 N6 W8 S6$ N15 W21$ E21 S9 E8 N56 W15 N10$ S10 E15 N10$.

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	438.00	SF	10.00	10.00	100	2022	2022	3	99	4,336	

LAND DESCRIPTION

TOTAL OB/XF 4,336

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 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