LOT 25
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

MARCO SERGE F
644 JUBILEE CIR
YULEE, FL 32097

2025

50-3N-27-1004-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

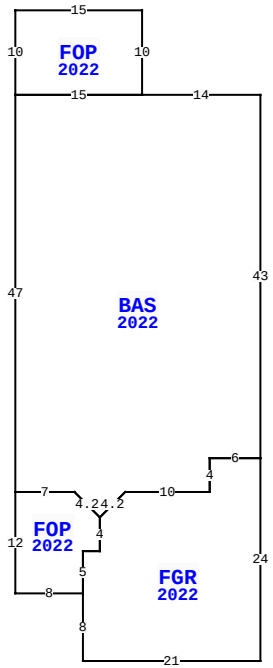
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,348	100	2022	1,348	228,443
FGR	426	55	2022	234	39,656
FOP	106	30	2022	32	5,423
FOP	150	30	2022	45	7,626
TOTALS	2,030			1,659	281,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,659	129.0300	170.32	282,561	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2024 Heated Area: 1348 HX Base Yr 2024



644 JUBILEE CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,148
TOTAL MARKET OB/XF VALUE		4,960
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		371,108
SOH/AGL Deduction		47,739
ASSESSED VALUE		323,369
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		222,647
TOTAL JUST VALUE		371,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017738	CO ISSUED	0	12/02/2022
22005877	NEW CONSTR	232,829	04/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2661/1302	8/11/2023	SW	Q	I	01	398,300

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: MARCO SERGE F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] N10 W15 S10 E15$ W15 S47 FOP=[YR=2022] S12 E8 FGR=[YR=2022] S8 E21 N24 W6 S4 W10 D3 L3 S4 W2 S5$ N5 E2 N4 U3 L3 W7$ E7 D3 R3 U3 R3 E10 N4 E6 N43$.

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	501.00	SF	10.00	10.00	100	2022	2022	3	99	4,960	

LAND DESCRIPTION

TOTAL OB/XF 4,960

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