LOT 26
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

EASON MARSHA L &/EASON HUGH ALLEN ET AL
628 JUBILEE CIRCLE
YULEE, FL 32097

**2025**

**50-3N-27-1004-0026-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

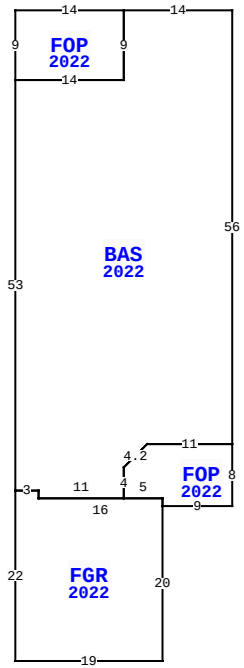
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 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 | 216,672 |
| FGR | 402 | 55 | 2022 | 221 | 31,054 |
| FOP | 103 | 30 | 2022 | 31 | 4,356 |
| FOP | 126 | 30 | 2022 | 38 | 5,339 |
| TOTALS | 2,173 | | | 1,832 | 257,421 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 1,832 | 141.2240 | 141.22 | 258,715 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

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




628 JUBILEE CIR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/22/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 257,421 |
| TOTAL MARKET OB/XF VALUE | | 5,316 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 322,737 |
| SOH/AGL Deduction | | 101,854 |
| ASSESSED VALUE | | 220,883 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 165,161 |
| TOTAL JUST VALUE | | 322,737 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 326,151 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22017556 | CO ISSUED | 0 | 11/29/2022 |
| 22006171 | NEW CONSTR | 257,304 | 04/20/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2605/1427 | 11/29/2022 | SW | Q | I | 01 | 428,200 |

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: EASON MARSHA LASHLE

## 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 | 537.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 5,316 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,316

| 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 | 000310 | C | TOWNHOUSE | 100 | | PD - | E 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 02/06/2023 BY DC Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS