LOT 27
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

CONE JUANITA GWENDOLYN
620 JUBILEE CIRCLE
YULEE, FL 32097

2025

50-3N-27-1004-0027-0000

BUILDING CHARACTERISTICS

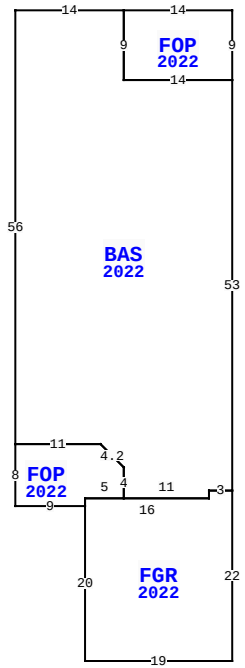
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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



620 JUBILEE CIR, YULEE

BLD DATE	03/22/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		257,421
TOTAL MARKET OB/XF VALUE		5,603
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		323,024
SOH/AGL Deduction		0
ASSESSED VALUE		323,024
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,302
TOTAL JUST VALUE		323,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017549	CO ISSUED	0	11/29/2022
22006173	NEW CONSTR	257,304	04/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2606/0281	11/30/2022	SW	Q	I	01	435,900

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: CONE JUANITA GWENDO

BUILDING NOTES

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 D3 R3 S4 E11 N1 E3 N53 W14 N9$ S9 E14 N9$.

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	566.00	SF	10.00	10.00	100	2022	2022	3	99	5,603	

LAND DESCRIPTION

TOTAL OB/XF 5,603

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