LOT 37
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

HERRERA ALEXANDER DUNCAN JR
540 JUBILEE CIR
YULEE, FL 32097

2025

50-3N-27-1004-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

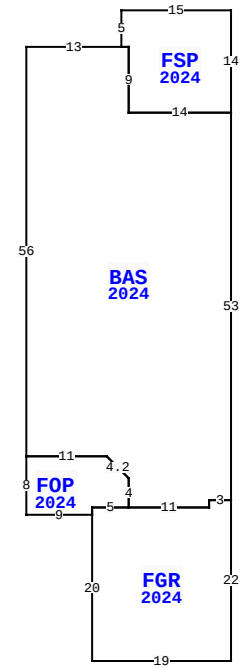
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2024	1,542	228,571
FGR	402	55	2024	221	32,759
FOP	103	30	2024	31	4,595
FSP	201	40	2024	80	11,858
TOTALS	2,248			1,874	277,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,874	148.2319	148.23	277,783	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE – 0% - 2024 Heated Area: 1542 HX Base Yr



540 JUBILEE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	277,783
TOTAL MARKET OB/XF VALUE	3,260
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	341,043
SOH/AGL Deduction	0
ASSESSED VALUE	341,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	341,043
TOTAL JUST VALUE	341,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010062	CO ISSUED		08/07/2023
22011831	NEW CONSTR	251,803	08/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/201	8/10/2023	SW	Q	I	01	444,600

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: HERRERA ALEXANDER D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,0] W14 N9 W1 W13 S56 E11 D3R3 S4 E11 N1 E3 N53 $
FGR=[YR=2024;ORIG=130,53] W3 S1 W11 W5 S1 S20 E19 N22 $
FSP=[YR=2024;ORIG=130,-14] W15 S5 E1 S9 E14 N14 $
FOP=[YR=2024;ORIG=113,47] W11 S8 E9 N1 E5 N4 U3L3 $
.

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	0811	CONCRETE B	0	0	0	0	627.00	SF	5.20	5.20	100	2024	2023		100	3,260	

LAND DESCRIPTION

TOTAL OB/XF 3,260

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	0		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 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS