LOT 39
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

**HARBISON DENNIS BRUCE & ROSEANNE H**
524 JUBILEE CIRCLE
YULEE, FL 32097

**2025**

**50-3N-27-1004-0039-0000**

## BUILDING CHARACTERISTICS

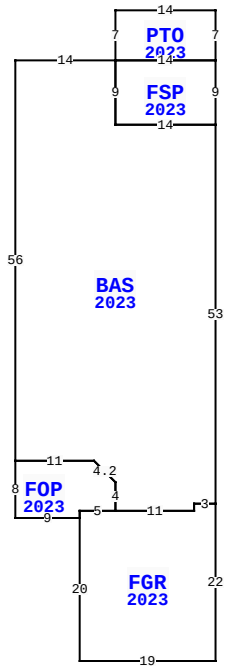
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 2023 | 1,542 | 233,243 |
| FGR | 402 | 55 | 2023 | 221 | 33,428 |
| FOP | 103 | 30 | 2023 | 31 | 4,689 |
| FSP | 126 | 40 | 2023 | 50 | 7,563 |
| PTO | 98 | 5 | 2023 | 5 | 756 |
| TOTALS | 2,271 | | | 1,849 | 279,680 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 1,849 | 151.2570 | 151.26 | 279,680 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

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




524 JUBILEE CIR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | 279,680 |
| TOTAL MARKET OB/XF VALUE | 6,270 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 345,950 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 345,950 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 345,950 |
| TOTAL JUST VALUE | 345,950 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 346,953 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230005186 | CO ISSUED | | 04/21/2023 |
| 22011799 | NEW CONSTR | 249,566 | 08/02/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2636/110 | 4/25/2023 | SW | Q | I | 01 | 406,600 |

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: HARBISON DENNIS BRU

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,0] E14 S9 E14 S53 W3 S1 W11 N4 U3L3 W11 N56 $
FSP=[YR=2023;ORIG=58,0] W14 S9 E14 N9 $
FGR=[YR=2023;ORIG=58,62] W3 S1 W11 W5 S1 S20 E19 N22 $
FOP=[YR=2023;ORIG=41,56] W11 S8 E9 N1 E5 N4 U3L3 $
PTO=[YR=2023;ORIG=58,-7] W14 S7 E14 N7 $
.

## 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 | 627.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 6,270 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,270

| 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 06/12/2023 BY MLU Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS