LOT 45
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

HOLWELL STEPHEN LIVING TRUST/HOLWELL STEPHEN C TRU
76020 WILLIAM BURGESS BLVD, UNIT 5 PMB 1108
YULEE, FL 32097

2025

50-3N-27-1004-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

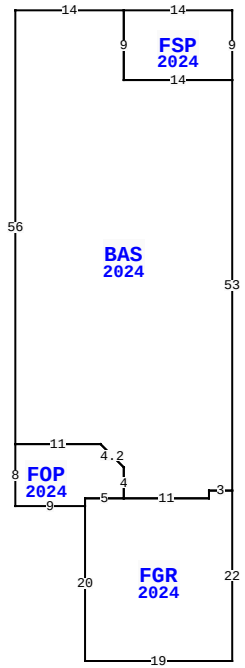
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	233,243
FGR	402	55	2024	221	33,428
FOP	103	30	2024	31	4,689
FSP	126	40	2024	50	7,563
TOTALS	2,173			1,844	278,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,844	151.2570	151.26	278,923	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE - 100% - 2024 Heated Area: 1542 HX Base Yr 2024



468 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		278,923
TOTAL MARKET OB/XF VALUE		3,307
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		342,230
SOH/AGL Deduction		0
ASSESSED VALUE		342,230
TOTAL EXEMPTION VALUE	SX HX HB	100,722
BASE TAXABLE VALUE		241,508
TOTAL JUST VALUE		342,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005802	CO ISSUED		05/05/2023
22013170	NEW CONSTR	251,893	08/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/1457	6/06/2023	SW	Q	I	02	418,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: HOLWELL STEPHEN LIV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,0] W14 N9 W14 S56 E11 D3R3 S4 E11 N1 E3 N53 $
FSP=[YR=2024;ORIG=120,-9] W14 S9 E14 N9 $
FOP=[YR=2024;ORIG=103,47] W11 S8 E9 N1 E5 N4 U3L3 $
FGR=[YR=2024;ORIG=120,53] W3 S1 W11 W5 S1 S20 E19 N22 $
.

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	100	0	0	636.00	SF	5.20	5.20	100	2024	2023		100	3,307	

LAND DESCRIPTION

TOTAL OB/XF 3,307

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 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