LOT 46
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

WARE JO ANNETTE
460 JUBILEE CIR
YULEE, FL 32097

2025

50-3N-27-1004-0046-0000

BUILDING CHARACTERISTICS

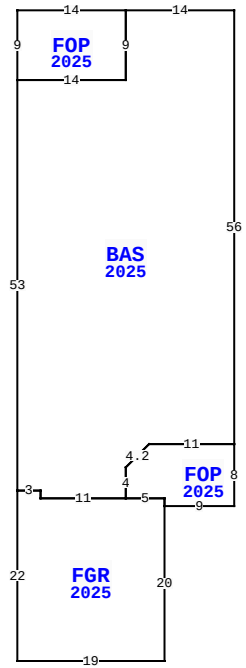
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	2025	1,542	218,162
FGR	402	55	2025	221	31,267
FOP	103	30	2025	31	4,386
FOP	126	30	2025	38	5,376
TOTALS	2,173			1,832	259,191

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	141.4780	141.48	259,191	2024	2024	0	0	0	0.00	100.00

1 TOWNHOUSE – 100% - 2025 Heated Area: 1542 HX Base Yr 2025



460 JUBILEE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 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		259,191
TOTAL MARKET OB/XF VALUE		6,350
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		325,541
SOH/AGL Deduction		0
ASSESSED VALUE		325,541
TOTAL EXEMPTION VALUE	HX HB WX 13	325,541
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		325,541
NCON VALUE		265,541
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002780	PRIVATE PROVIDER	286,014	03/11/2024
230013204	NEW SFR	286,014	10/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/1828	4/30/2024	SW	Q	I	01	399,100

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: WARE JO ANNETTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,-5] E14 N9 E14 S56 W11 D3L3 S4 W11 N1 W3 N53 $
FOP=[YR=2025;ORIG=0,-5] E14 N9 W14 S9 $
FOP=[YR=2025;ORIG=17,42] E11 S8 W9 N1 W5 N4 U3R3 $
FGR=[YR=2025;ORIG=0,48] E3 S1 E11 E5 S1 S20 W19 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	0855	CONC PAVER	0	100	0	0	635.00	SF	10.00	10.00	100	2025	2024		100	6,350	

LAND DESCRIPTION

TOTAL OB/XF 6,350

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