LOT 53
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

GENTRY TERRI
396 JUBILEE CIR
YULEE, FL 32097

2025

50-3N-27-1004-0053-0000

BUILDING CHARACTERISTICS

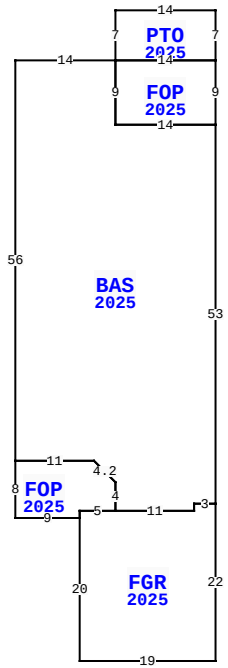
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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
PTO	98	5	2025	5	707
TOTALS	2,271			1,837	259,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,837	141.4780	141.48	259,899	2024	2024	0	0	0	0.00	100.00

1 TOWNHOUSE - 0% - 2025 Heated Area: 1542 HX Base Yr



396 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	259,899
TOTAL MARKET OB/XF VALUE	6,100
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	325,999
SOH/AGL Deduction	0
ASSESSED VALUE	325,999
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,999
TOTAL JUST VALUE	325,999
NCON VALUE	265,999
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005942	PRIVATE PROVIDER	286,014	05/16/2024
B240000135	PRIVATE PROVIDER	286,014	01/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2718/1431	6/10/2024	SW	Q	I	01	413,000

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: GENTRY TERRI

BUILDING NOTES

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	610.00	SF	10.00	10.00	100	2025	2024		100	6,100	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,-1] E14 S9 E14 S53 W3 S1 W11 N4 U3L3 W11 N56 $
FOP=[YR=2025;ORIG=24,-1] E14 S9 W14 N9 $
PTO=[YR=2025;ORIG=24,-1] N7 E14 S7 W14 $
FOP=[YR=2025;ORIG=21,55] W11 S8 E9 N1 E5 N4 U3L3 $
FGR=[YR=2025;ORIG=19,62] E5 E11 N1 E3 S22 W19 N20 N1 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,100

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 05/14/2025 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS