LOT 58
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

ENGELBRECHT LIVING TRUST/ENGELBRECHT EDWARD A TRUS
356 JUBILEE CIR
YULEE, FL 32097

2025

50-3N-27-1004-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

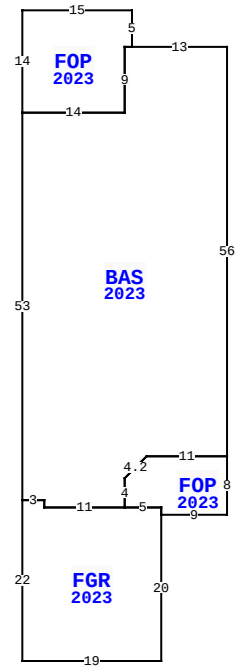
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	213,413
FGR	402	55	2023	221	30,586
FOP	103	30	2023	31	4,290
FOP	201	30	2023	60	8,304
TOTALS	2,248			1,854	256,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,854	138.3995	138.40	256,594	2023	2023	0	0	0	0.00	100.00

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



356 JUBILEE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,594
TOTAL MARKET OB/XF VALUE		3,172
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		319,766
SOH/AGL Deduction		0
ASSESSED VALUE		319,766
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		219,044
TOTAL JUST VALUE		319,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001777	CO ISSUED	0	02/09/2023
22009188	NEW CONSTR	251,803	06/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/863	12/22/2023	SW	Q	I	02	401,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: ENGELBRECHT LIVING

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,0] W13 W1 S9 W14 S53 E3 S1 E11 N4 U3R3 E11 N56 $
FOP=[YR=2023;ORIG=62,-5] E15 S5 W1 S9 W14 N14 $
FOP=[YR=2023;ORIG=90,56] W11 D3L3 S4 E5 S1 E9 N8 $
FGR=[YR=2023;ORIG=81,63] W5 W11 N1 W3 S22 E19 N20 N1 $
.

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	610.00	SF	5.20	5.20	100	2023	2023		100	3,172	

LAND DESCRIPTION

TOTAL OB/XF 3,172

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 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