LOT 67
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

FRAZIER DONNA KAY
359 JUBILEE CIR
YULEE, FL 32097

**2025**

**50-3N-27-1004-0067-0000**

## 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 |

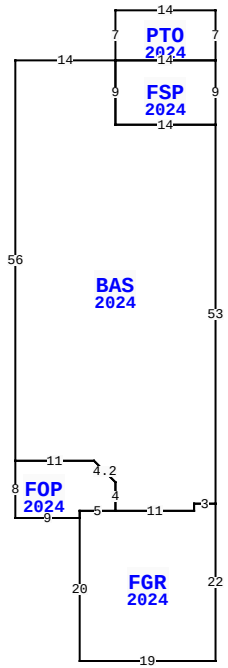
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,542 | 100 | 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 |
| PTO | 98 | 5 | 2024 | 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 - 100% - 2024 Heated Area: 1542 HX Base Yr 2024




359 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 | | 8,214 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 347,894 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 347,894 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 292,172 |
| TOTAL JUST VALUE | | 347,894 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 348,948 |

SCREEN ENCL OVER PATIO

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230011075 | SCREEN ENCL | 3,862 | 08/29/2023 |
| 230006849 | | | 05/25/2023 |
| 22013097 | NEW CONSTR | 251,621 | 08/25/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2657/323 | 7/24/2023 | SW | Q | I | 01 | 412,500 |

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: FRAZIER DONNA KAY

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,-1] W14 N9 W14 S56 E11 D3R3 S4 E11 N1 E3 N53 $
FGR=[YR=2024;ORIG=130,52] W3 S1 W11 W5 S1 S20 E19 N22 $
FSP=[YR=2024;ORIG=130,-10] W14 S9 E14 N9 $
FOP=[YR=2024;ORIG=113,46] W11 S8 E9 N1 E5 N4 U3L3 $
PTO=[YR=2024;ORIG=130,-17] 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 | 100 | 0 | 0 | 655.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 6,550 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 98.00 | SF | 17.50 | 17.50 | 100 | 2024 | 2023 | | 97 | 1,664 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,214

| 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 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS