

LOT 69
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

GREENSTREET ROBERT J & NANCY JANE
375 JUBILEE CIR
YULEE, FL 32097

2025

50-3N-27-1004-0069-0000



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
BAS	1,542	100
FGR	402	55
FOP	103	30
FSP	126	40
PTO	98	5
TOTALS	2,271	

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	2024	2024	0	0	0.00	100.00
1 TOWNHOUSE - 100% - 2025 Heated Area: 1542 HX Base Yr 2025											
TOTALS	2,271		1,849	279,680							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			279,680
TOTAL MARKET OB/XF VALUE			8,065
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			347,745
SOH/AGL Deduction			193,833
ASSESSED VALUE			153,912
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			103,190
TOTAL JUST VALUE			347,745
NCON VALUE			287,745
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011276	SCREEN ROOF OVER	3,862	10/03/2024
C0240011072	CO ISSUED		09/30/2024
B240005218	PRIVATE PROVIDER	286,014	04/30/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2743/31	10/08/2024	SW	Q	I	01	423,300
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: GREENSTREET ROBERT						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	635.00	SF	10.00	10.00	100	2025
2	0911	SCRN RM A	0 100	14	7	98.00	SF	17.50	17.50	100	2025

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2025;ORIG=10,-8] E14 S9 E14 S53 W3 S1 W11 N4 U3L3 W11 N56 \$													
FGR=[YR=2025;ORIG=19,55] E5 E11 N1 E3 S22 W19 N20 N1 \$													
FSP=[YR=2025;ORIG=24,-8] E14 S9 W14 N9 \$													
FOP=[YR=2025;ORIG=10,48] S8 E9 N1 E5 N4 U3L3 W11 \$													
PTO=[YR=2025;ORIG=24,-8] N7 E14 S7 W14 \$													
.													

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000310	C	TOWNHOUSE	100		PD -	E 0.00	0.00	1.00	LT	