LOT 72
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

POSTON ANITA C
290 UBIQUITY WAY
YULEE, FL 32097

**2025**

**50-3N-27-1004-0072-0000**

## 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 | 11 | CLAY TILE 100 |
| 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 | 06 | Quality Level 06 |

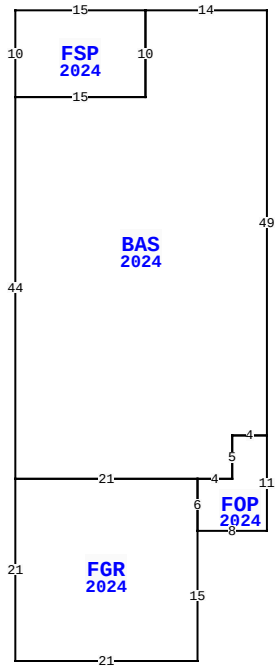
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,396 | 100 | 2024 | 1,396 | 262,769 |
| FGR | 441 | 55 | 2024 | 243 | 45,740 |
| FOP | 68 | 30 | 2024 | 20 | 3,765 |
| FSP | 150 | 40 | 2024 | 60 | 11,294 |
| TOTALS | 2,055 | | | 1,719 | 323,567 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,719 | 142.6000 | 188.23 | 323,567 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2025 Heated Area: 1396 HX Base Yr 2025




290 UBIQUITY WAY, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 323,567 |
| TOTAL MARKET OB/XF VALUE | | 12,442 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 421,009 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 421,009 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 370,287 |
| TOTAL JUST VALUE | | 421,009 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 393,982 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23003947 | CO ISSUED | 0 | 03/24/2023 |
| 22011786 | NEW CONSTR | 231,523 | 08/02/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2629/1342 | 3/29/2023 | SW | Q | I | 01 | 450,000 |

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: POSTON ANITA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=110,0] W14 S10 W15 S44 E21 E4 N5 E4 N49 $
FSP=[YR=2024;ORIG=96,0] W15 S10 E15 N10 $
FOP=[YR=2024;ORIG=110,49] W4 S5 W4 S6 E8 N11 $
FGR=[YR=2024;ORIG=102,54] W21 S21 E21 N15 N6 $
.

## 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 | 603.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 6,030 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 624.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 98 | 6,115 | |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2023 | | 99 | 297 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,442

| 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 | 000134 | C | RES POND | 100 | | PD - | E 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS