

LOT 79
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

GRAHAM ARTHUR MARK & KARLA V
479 JUBILEE CIRCLE
YULEE, FL 32097

2025

50-3N-27-1004-0079-0000



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	2024	1,542	218,162
FGR	402	55	2024	221	31,267
FOP	103	30	2024	31	4,386
FSP	126	40	2024	50	7,074
TOTALS	2,173			1,844	260,889

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,844	141.4780	141.48	260,889	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE - 100% - 2024

Heated Area: 1542

HX Base Yr 2024

The diagram shows a townhouse layout with the following dimensions:

- FSP 2024:** 14 (width) x 9 (height)
- BAS 2024:** 56 (width) x 53 (height)
- FOP 2024:** 8 (width) x 9 (height)
- FGR 2024:** 20 (width) x 22 (height)
- Overall Footprint:** 74 (width) x 84 (height)

Internal dimensions and offsets are also indicated, such as 14, 9, 14, 56, 53, 8, 9, 20, 22, 19, 11, 5, 4, 2, 3, 1, 4, 11, 19.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025

MLU