LOT 80
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

RIKE CAROLE JEAN
491 JUBILEE COURT
YULEE, FL 32097

2025

50-3N-27-1004-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

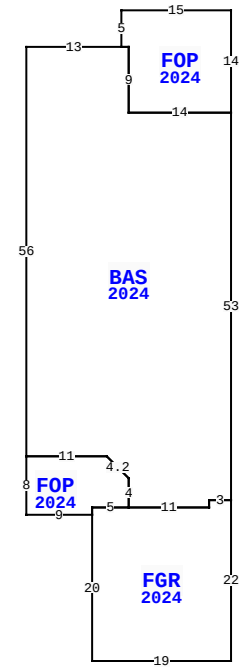
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	213,798
FGR	402	55	2024	221	30,642
FOP	103	30	2024	31	4,298
FOP	201	30	2024	60	8,319
TOTALS	2,248			1,854	257,057

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	138.6484	138.65	257,057	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE - 0% - 2024 Heated Area: 1542 HX Base Yr



491 JUBILEE CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	257,057
TOTAL MARKET OB/XF VALUE	4,980
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	322,037
SOH/AGL Deduction	0
ASSESSED VALUE	322,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,037
TOTAL JUST VALUE	322,037
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003819	CO ISSUED	0	03/22/2023
22011766	NEW CONSTR	254,130	08/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2791/525	5/19/2025	WD	Q	I	01	402,500
GRANTOR: WINTZER DENISE MARIE						
GRANTEE: RIKE CAROLE JEAN						
2627/1103	3/23/2023	SW	Q	I	01	443,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WINTZER DENISE MARI						

BUILDING NOTES

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	0	0	0	498.00	SF	10.00	10.00	100	2024	2023		100	4,980	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=102,0] E13 E1 S9 E14 S53 W3 S1 W11 N4 U3L3 W11 N56 $
FOP=[YR=2024;ORIG=115,-5] E15 S14 W14 N9 W1 N5 $
FOP=[YR=2024;ORIG=102,56] E11 D3R3 S4 W5 S1 W9 N8 $
FGR=[YR=2024;ORIG=111,63] E5 E11 N1 E3 S22 W19 N20 N1 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,980

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	0		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