LOT 83
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

REGISTER FAMILY REVOCABLE TRST/REGISTER RAYMOND J
535 JUBILEE CIRCLE
YULEE, FL 32097

2025

50-3N-27-1004-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

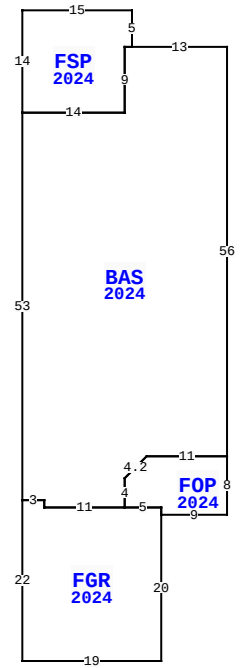
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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
FSP	201	40	2024	80	11,092
TOTALS	2,248			1,874	259,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,874	138.6484	138.65	259,830	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE – 100% - 2024 Heated Area: 1542 HX Base Yr 2024



535 JUBILEE CIR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,830
TOTAL MARKET OB/XF VALUE		5,720
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		325,550
SOH/AGL Deduction		122,302
ASSESSED VALUE		203,248
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		147,526
TOTAL JUST VALUE		325,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002109	CO ISSUED	0	02/16/2023
22012236	NEW CONSTR	254,130	08/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/0353	2/24/2023	SW	Q	I	01	439,600

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: REGISTER FAMILY REV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W13 W1 S9 W14 S53 E3 S1 E11 N4 U3R3 E11 N56 $
FSP=[YR=2024;ORIG=127,-5] W15 S14 E14 N9 E1 N5 $
FOP=[YR=2024;ORIG=140,56] W11 D3L3 S4 E5 S1 E9 N8 $
FGR=[YR=2024;ORIG=112,62] E3 S1 E11 E5 S1 S20 W19 N22 $
.

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	572.00	SF	10.00	10.00	100	2024	2023		100	5,720	

LAND DESCRIPTION

TOTAL OB/XF 5,720

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