LOT 88
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

BENDIXEN JAMES JOSEPH
348 S FLETCHER AVE A
FERNANDINA BEACH, FL 32034

2025

50-3N-27-1004-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

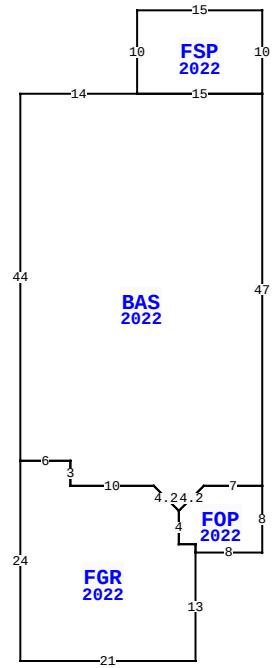
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,354	100	2022	1,354	209,508
FGR	441	55	2022	243	37,600
FOP	74	30	2022	22	3,404
FSP	150	40	2022	60	9,284
TOTALS	2,019			1,679	259,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,679	117.8100	155.51	261,101	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 1354 HX Base Yr



647 JUBILEE CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	259,795
TOTAL MARKET OB/XF VALUE	5,524
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	350,319
SOH/AGL Deduction	0
ASSESSED VALUE	350,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	350,319
TOTAL JUST VALUE	350,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018745	CO ISSUED	0	12/21/2022
22005885	NEW CONSTR	231,631	04/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/1388	12/30/2022	SW	Q	I	01	433,200

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: BENDIXEN JAMES JOSE

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W15 S10 BAS=[YR=2022] W14 S44 FGR=[YR=2022] S24 E21 N13 FOP=[YR=2022] E8 N8 W7 D3 L3 S4 E2 S1$ N1 W2 N4 U3 L3 W10 N3 W6$ E6 S3 E10 D3 R3 U3 R3 E7 N47 W15$ E15 N10$.

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	558.00	SF	10.00	10.00	100	2022	2022	3	99	5,524	

LAND DESCRIPTION

TOTAL OB/XF 5,524

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	000100	C	RES	0		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 02/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS