LOT 89
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

WESNAK DIANE LIVING TRUST/WESNAK DIANE CO-TRUSTEE
655 JUBILEE CIRCLE
YULEE, FL 32097

2025

50-3N-27-1004-0089-0000

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 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

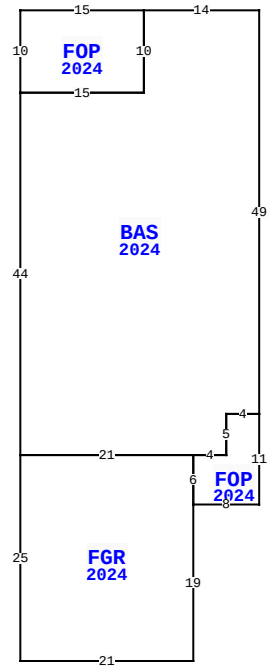
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	2024	1,396	239,456
FGR	525	55	2024	289	49,572
FOP	68	30	2024	20	3,431
FOP	150	30	2024	45	7,719
TOTALS	2,139			1,750	300,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,750	129.9500	171.53	300,178	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1396 HX Base Yr 2024



655 JUBILEE CIR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,178
TOTAL MARKET OB/XF VALUE		6,310
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		391,488
SOH/AGL Deduction		247,899
ASSESSED VALUE		143,589
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		87,867
TOTAL JUST VALUE		391,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230002870	CO ISSUED	0	03/03/2023
22009187	NEW CONSTR	234,001	06/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1169	4/03/2023	SW	U	I	11	100
GRANTOR: WESNAK DIANE R						
GRANTEE: WESNAK DIANE LIVING						
2624/1236	3/07/2023	SW	Q	I	01	426,700
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WESNAK DIANE R						

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	100	0	0	631.00	SF	10.00	10.00	100	2024	2023		100	6,310	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W14 S10 W15 S44 E21 E4 N5 E4 N49 $
FOP=[YR=2024;ORIG=126,0] W15 S10 E15 N10 $
FOP=[YR=2024;ORIG=140,49] W4 S5 W4 S6 E8 N11 $
FGR=[YR=2024;ORIG=111,54] E21 S6 S19 W21 N25 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,310

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