LOT 93
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

KISSMAN ROBERT/HAEUSGEN JACQUELINE
238 KISTMET PLAZA
YULEE, FL 32097

2025

50-3N-27-1004-0093-0000

BUILDING CHARACTERISTICS

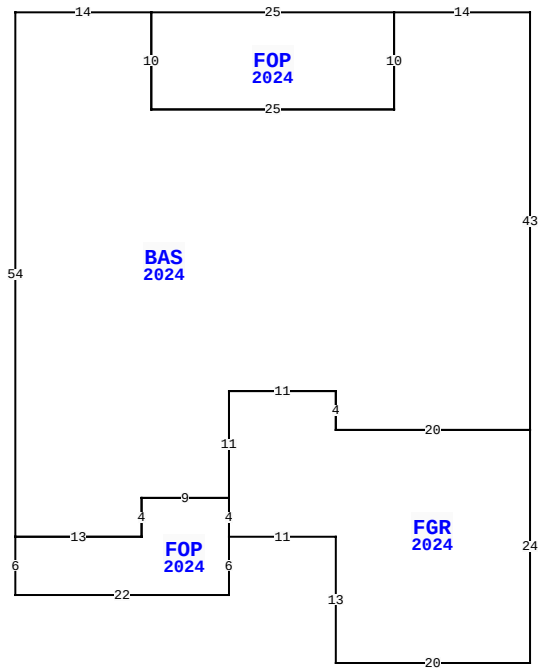
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	2,191	100	2024	2,191	352,488
FGR	645	55	2024	355	57,112
FOP	168	30	2024	50	8,044
FOP	250	30	2024	75	12,066
TOTALS	3,254			2,671	429,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,671	121.8816	160.88	429,710	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2191 HX Base Yr



238 KISMET PLAZA, 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	429,710
TOTAL MARKET OB/XF VALUE	6,320
TOTAL LAND VALUE - MARKET	110,500
TOTAL MARKET VALUE	546,530
SOH/AGL Deduction	0
ASSESSED VALUE	546,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	546,530
TOTAL JUST VALUE	546,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	510,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014045	22X16 SCREEN ENCL	11,800	12/19/2024
230009527	CO ISSUED		07/25/2023
23000061	NEW CONSTR	410,218	01/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2662/1455	8/16/2023	SW	Q	I	01	665,100

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: KISSMAN ROBERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W14 S10 W25 N10 W14 S54 E13 N4 E9 N11 E11 S4 E20 N43 $
FOP=[YR=2024;ORIG=126,0] W25 S10 E25 N10 $
FGR=[YR=2024;ORIG=140,43] W20 N4 W11 S11 S4 E11 S13 E20 N24 $
FOP=[YR=2024;ORIG=109,50] W9 S4 W13 S6 E22 N6 N4 $
.

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	632.00	SF	10.00	10.00	100	2024	2023		100	6,320	

LAND DESCRIPTION

TOTAL OB/XF 6,320

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	0		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.30	85,000.00	110,500.00	110,500							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/30/2025 BY SYS