LOT 94
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

BRUCKNER HOWARD L & CONSUELO
246 KISMET PLAZA
YULEE, FL 32097

2025

50-3N-27-1004-0094-0000

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		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

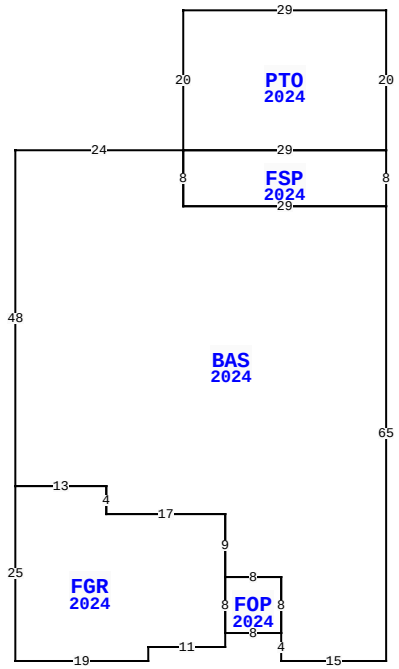
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,859	100	2024	2,859	440,801
FGR	660	55	2024	363	55,967
FOP	64	30	2024	19	2,929
FSP	232	40	2024	93	14,339
PTO	580	5	2024	29	4,471
TOTALS	4,395			3,363	518,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,363	116.8032	154.18	518,507	2023	2023	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 2024 Heated Area: 2859 HX Base Yr 2024



246 KISMET PLAZA, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		518,507
TOTAL MARKET OB/XF VALUE		24,887
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		653,894
SOH/AGL Deduction		22,204
ASSESSED VALUE		631,690
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		580,968
TOTAL JUST VALUE		653,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,887

20X30 SCREEN ENCLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010907	SCREEN ENCL	28,000	08/24/2023
23003950	CO ISSUED	0	03/24/2023
22011782	NEW CONSTR	460,589	08/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/0416	3/31/2023	SW	Q	I	01	772,700

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BRUCKNER HOWARD LEO

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	0811	CONCRETE B	0	100	0	0	969.00	SF	5.20	5.20	100	2024	2023		100	5,039	
2	0462	ST/AL FNC	0	100	0	0	960.00	SF	10.00	10.00	100	2024	2023		98	9,408	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
4	0911	SCRN RM A	0	100	20	29	580.00	SF	17.50	17.50	100	2024	2023		97	9,846	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,-3] W29 N8 W24 S48 E13 S4 E17 S9 E8 S8 S4 E15 N65 $
FGR=[YR=2024;ORIG=87,37] E13 S4 E17 S9 S8 S2 W11 S2 W19 N25 $
FSP=[YR=2024;ORIG=140,-11] W29 S8 E29 N8 $
FOP=[YR=2024;ORIG=125,50] W8 S8 E8 N8 $
PTO=[YR=2024;ORIG=111,-11] N20 E29 S20 W29 $
.

LAND DESCRIPTION

TOTAL OB/XF 24,887

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	1.30	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