LOT 95
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

ARNOLD HARRY SCOTT & KELENE A LONG L/E/
249 KISMET PLAZA
YULEE, FL 32097

2025

50-3N-27-1004-0095-0000

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

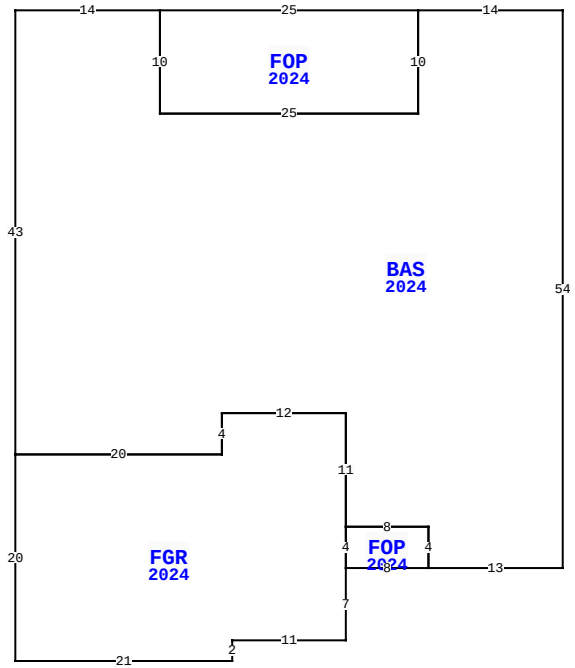
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2024	2,180	350,718
FGR	666	55	2024	366	58,882
FOP	32	30	2024	10	1,609
FOP	250	30	2024	75	12,066
TOTALS	3,128			2,631	423,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,631	121.8816	160.88	423,275	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2180 HX Base Yr 2025



249 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		423,275
TOTAL MARKET OB/XF VALUE		10,470
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		544,245
SOH/AGL Deduction		211,766
ASSESSED VALUE		332,479
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,757
TOTAL JUST VALUE		544,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007518	CO ISSUED		06/12/2023
22014248	NEW CONSTR	357,483	09/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2733/1038	8/20/2024	WD	U	I	11	100
GRANTOR: ARNOLD HARRY SCOTT &						
GRANTEE: TRUSTEE OF ARNOLD L						
2650/907	6/21/2023	SW	Q	I	01	753,800
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: ARNOLD HARRY SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,-1] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 $
FOP=[YR=2024;ORIG=116,-1] W25 S10 E25 N10 $
FGR=[YR=2024;ORIG=77,42] E20 N4 E12 S11 S4 S7 W11 S2 W21 N20 $
FOP=[YR=2024;ORIG=117,49] W8 S4 E8 N4 $
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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	1,047.00	SF	10.00	10.00	100	2024	2023		100	10,470	

LAND DESCRIPTION

TOTAL OB/XF 10,470

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	000135	C	RES NATURAL	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