LOT 96
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

HOBBS SANDRA KAY & STEPHEN EARL
241 KISMET PLAZA
YULEE, FL 32097

2025

50-3N-27-1004-0096-0000

BUILDING CHARACTERISTICS

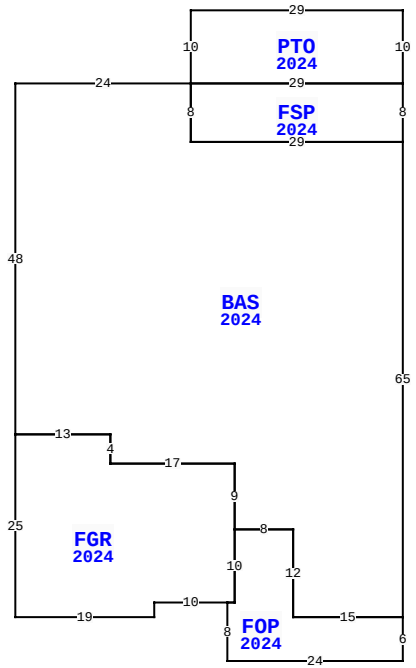
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	242	30	2024	73	11,255
FSP	232	40	2024	93	14,339
PTO	290	5	2024	14	2,159
TOTALS	4,283			3,402	524,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,402	116.8032	154.18	524,520	2023	2023	0	0	0	0.00	100.00

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



241 KISMET PLAZA, YULEE

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

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	948.00	SF	10.00	10.00	100	2024	2023		100	9,480	
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	29	10	290.00	SF	17.50	17.50	100	2024	2023		97	4,923	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		524,520
TOTAL MARKET OB/XF VALUE		24,405
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		659,425
SOH/AGL Deduction		22,529
ASSESSED VALUE		636,896
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		586,174
TOTAL JUST VALUE		659,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		618,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006395	SCRN ENCLOSURE	19,944	05/17/2023
230005317	CO ISSUED		04/25/2023
22012213	NEW CONSTR	465,817	08/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/889	4/26/2023	SW	Q	I	02	754,400

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: HOBBS SANDRA KAY &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,8] W29 N8 W24 S48 E13 S4 E17 S9 E8 S12 E15 N65 $
FSP=[YR=2024;ORIG=130,0] W29 S8 E29 N8 $
FGR=[YR=2024;ORIG=77,48] E13 S4 E17 S9 S10 W1 W10 S2 W19 N25 $
FOP=[YR=2024;ORIG=115,61] W8 S10 W1 S8 E24 N6 W15 N12 $
PTO=[YR=2024;ORIG=130,-10] W29 S10 E29 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 24,405

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