LOT 100
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

SINCLAIR ALLEN D
320 DEL WEBB PARKWAY
YULEE, FL 32097

2025

50-3N-27-1004-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

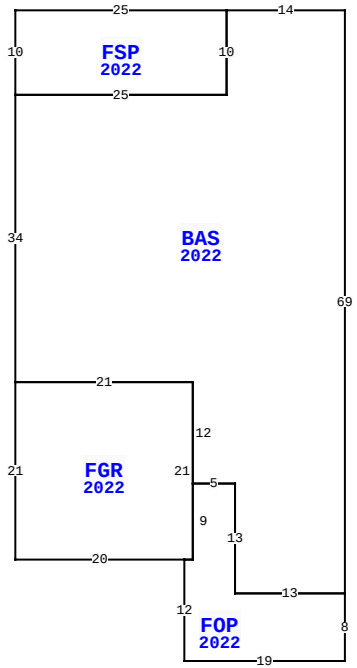
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,851	100	2022	1,851	299,192
FGR	441	55	2022	243	39,278
FOP	221	30	2022	66	10,668
FSP	250	40	2022	100	16,164
TOTALS	2,763			2,260	365,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,260	123.0684	162.45	367,137	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1851 HX Base Yr 2023



320 DEL WEBB PKWY, 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		365,301
TOTAL MARKET OB/XF VALUE		7,940
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		458,241
SOH/AGL Deduction		20,201
ASSESSED VALUE		438,040
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		382,318
TOTAL JUST VALUE		458,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018792	CO ISSUED	0	12/22/2022
22007110	NEW CONSTR	315,775	05/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/0878	12/27/2022	SW	Q	I	01	593,400

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: SINCLAIR ALLEN D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FSP=[YR=2022] W25 S10 E25 N10$ S10 W25 S34 FGR=[YR=2022] S21 E20 FOP=[YR=2022] S12 E19 N8 W13 N13 W5 S9 W1$ E1 N21 W21$ E21 S12 E5 S13 E13 N69$.

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	802.00	SF	10.00	10.00	100	2022	2022	3	99	7,940	

LAND DESCRIPTION

TOTAL OB/XF 7,940

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	000100	C	RES	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 02/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS