LOT 101
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

SMITH MELISSA J LIVING TRUST/SMITH MELISSA J TRUST
76020 WILLIAM BURGESS UNIT 5-5
YULEE, FL 32097

2025

50-3N-27-1004-0101-0000

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	06	Quality Level 06

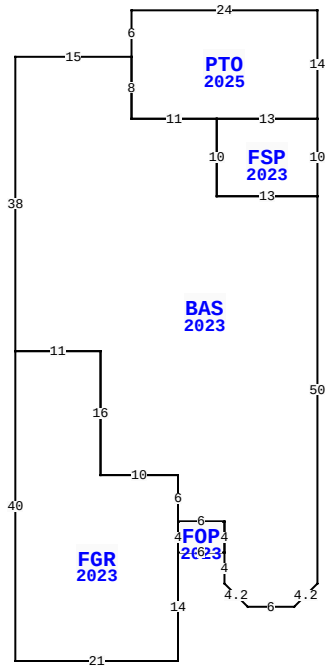
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	2023	1,839	298,746
FGR	680	55	2023	374	60,756
FOP	24	30	2023	7	1,137
FSP	130	40	2023	52	8,447
PTO	336	5	2025	17	2,762
TOTALS	3,009			2,289	371,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,289	123.0684	162.45	371,848	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1839 HX Base Yr 2024



328 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		371,848
TOTAL MARKET OB/XF VALUE		13,120
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		469,968
SOH/AGL Deduction		17,011
ASSESSED VALUE		452,957
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		402,235
TOTAL JUST VALUE		469,968
NCON VALUE		11,593
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005597	24'6X14' SCREEN E	8,500	05/08/2024
23001248	CO ISSUED	0	01/27/2023
22007676	NEW CONSTR	317,505	05/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/423	6/01/2023	WD	U	V	11	100
GRANTOR: SMITH MELISSA J						
GRANTEE: SMITH MELISSA J LIV						
2618/0464	2/02/2023	SW	Q	I	01	531,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: SMITH MELISSA J & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,10] W13 N10 W11 N8 W15 S38 E11 S16 E10 S6 E6 S4 S4 D3R3 E6 U3R3 N50 $
FGR=[YR=2023;ORIG=61,30] E11 S16 E10 S6 S4 S14 W21 N40 $
FSP=[YR=2023;ORIG=87,0] E13 S10 W13 N10 $
FOP=[YR=2023;ORIG=82,52] E6 S4 W6 N4 $
PTO=[YR=2025;ORIG=76,0] E11 E13 N14 W24 S6 S8 $
.

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	640.00	SF	10.00	10.00	100	2023	2023		100	6,400	
2	0912	SCRN RM G	0	100	24	14	336.00	SF	20.00	20.00	100	2025	2024		100	6,720	

LAND DESCRIPTION

TOTAL OB/XF 13,120

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	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS