LOT 105
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

MILANA SUSAN L & PAUL F
360 DEL WEBB PARKWAY
YULEE, FL 32097

2025

50-3N-27-1004-0105-0000

BUILDING CHARACTERISTICS

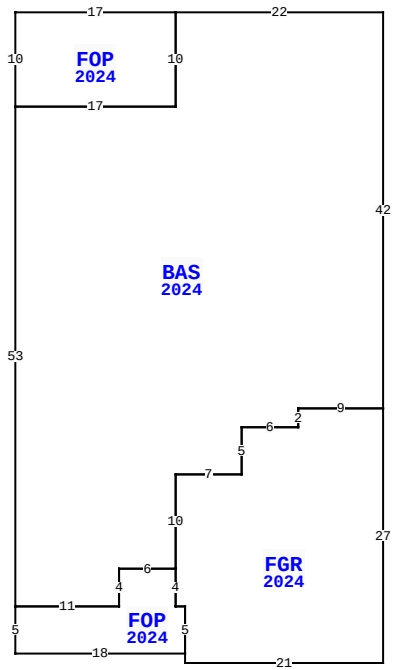
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,862	100	2024	1,862	303,041
FGR	527	55	2024	290	47,198
FOP	114	30	2024	34	5,534
FOP	170	30	2024	51	8,300
TOTALS	2,673			2,237	364,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,237	123.2938	162.75	364,072	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1862 HX Base Yr 2024



360 DEL WEBB PKWY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		364,072
TOTAL MARKET OB/XF VALUE		6,820
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		455,892
SOH/AGL Deduction		199,365
ASSESSED VALUE		256,527
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,805
TOTAL JUST VALUE		455,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011898	CO ISSUED		09/18/2023
22018653	NEW CONSTR	355,940	12/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2670/256	9/22/2023	SW	Q	I	01	488,600

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: MILANA SUSAN L & PA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,0] W22 S10 W17 S53 E11 N4 E6 N10 E7 N5 E6 N2 E9 N42 $
FOP=[YR=2024;ORIG=61,0] E17 S10 W17 N10 $
FOP=[YR=2024;ORIG=61,63] E11 N4 E6 S4 E1 S5 W18 N5 $
FGR=[YR=2024;ORIG=100,42] W9 S2 W6 S5 W7 S10 S4 E1 S5 S1 E21 N27 $
.

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	682.00	SF	10.00	10.00	100	2024	2023		100	6,820	

LAND DESCRIPTION

TOTAL OB/XF 6,820

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