LOT 106
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

ECHARD FAMILY LIVING TRUST/ECHARD CHARLES E TRUSTE
368 DEL WEBB PARKWAY
YULEE, FL 32097

2025

50-3N-27-1004-0106-0000

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	11	CLAY TILE 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

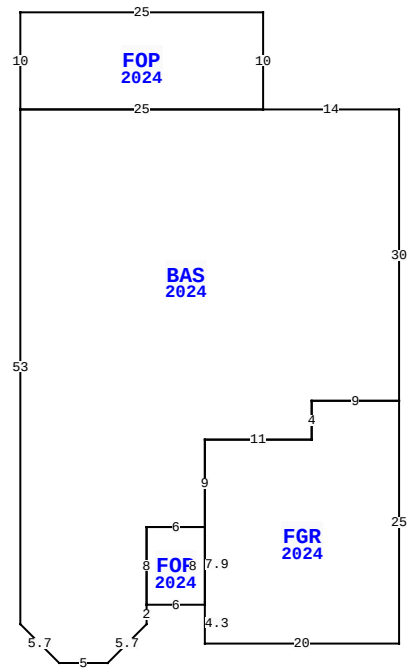
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,627	100	2024	1,627	285,848
FGR	456	55	2024	251	44,098
FOP	48	30	2024	14	2,460
FOP	250	30	2024	75	13,177
TOTALS	2,381			1,967	345,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,967	133.0987	175.69	345,582	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1627 HX Base Yr 2025



368 DEL WEBB PKWY, 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		345,582
TOTAL MARKET OB/XF VALUE		3,682
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		434,264
SOH/AGL Deduction		0
ASSESSED VALUE		434,264
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		378,542
TOTAL JUST VALUE		434,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012672	CO ISSUED		10/02/2023
22017418	NEW CONSTR	311,294	11/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/843	4/01/2024	SW	Q	I	02	536,800

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: ECHARD FAMILY LIVIN

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	708.00	SF	5.20	5.20	100	2024	2023		100	3,682	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=99,20] W14 W25 S53 D4R4 E5 U4R4 N2 N8 E6 N9 E11 N4 E9 N30 $
FOP=[YR=2024;ORIG=73,63] E6 S8 W6 N8 $
FGR=[YR=2024;ORIG=79,54] E11 N4 E9 S25 W20 U4.3L0 U7.9R0 N9 $
FOP=[YR=2024;ORIG=60,10] E25 S10 W25 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,682

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