LOT 107
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

CIALDELLA JOSEPH
376 DEL WEBB PKWY
YULEE, FL 32097

2025

50-3N-27-1004-0107-0000

BUILDING CHARACTERISTICS

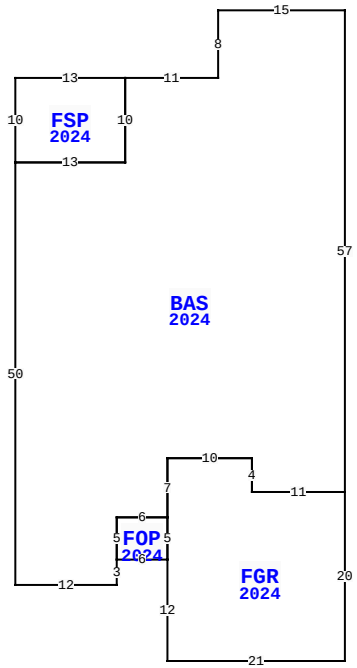
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,011	100	2024	2,011	338,049
FGR	460	55	2024	253	42,529
FOP	30	30	2024	9	1,513
FSP	130	40	2024	52	8,741
TOTALS	2,631			2,325	390,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,325	127.3510	168.10	390,832	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2011 HX Base Yr 2024



376 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		390,832
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		482,932
SOH/AGL Deduction		17,601
ASSESSED VALUE		465,331
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		409,609
TOTAL JUST VALUE		482,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004999	CO ISSUED		04/18/2023
22011773	NEW CONSTR	321,984	08/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2633/1559	4/20/2023	SW	Q	I	02	566,400

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: CIALDELLA JOSEPH

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	0855	CONC PAVER	0	100	0	0	710.00	SF	10.00	10.00	100	2024	2023		100	7,100	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,-10] W15 S8 W11 S10 W13 S50 E12 N3 N5 E6 N7 E10 S4 E11 N57 $
FSP=[YR=2024;ORIG=104,-2] W13 S10 E13 N10 $
FOP=[YR=2024;ORIG=109,50] W6 S5 E6 N5 $
FGR=[YR=2024;ORIG=130,47] W11 N4 W10 S7 S5 S12 E21 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,100

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