LOT 109
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

ADAMS JOHN EARL & SUSAN UNKLE
392 DEL WEBB PARKWAY
YULEE, FL 32097

2025

50-3N-27-1004-0109-0000

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 100
Interior Floo	01	NONE 0
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

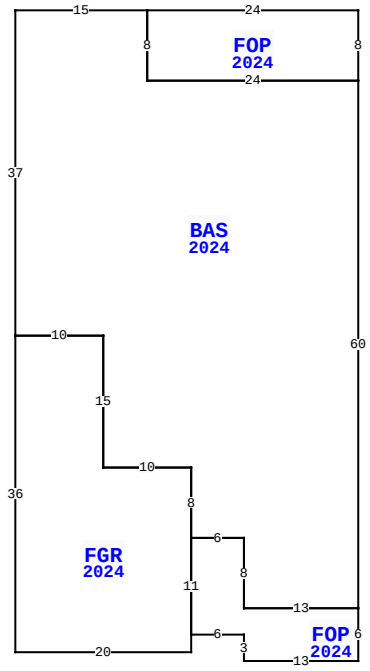
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	2024	1,942	317,789
FGR	570	55	2024	314	51,383
FOP	144	30	2024	43	7,037
FOP	192	30	2024	58	9,491
TOTALS	2,848			2,357	385,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,357	123.9700	163.64	385,699	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1942 HX Base Yr 2024



392 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		385,699
TOTAL MARKET OB/XF VALUE		6,950
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		477,649
SOH/AGL Deduction		17,489
ASSESSED VALUE		460,160
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		409,438
TOTAL JUST VALUE		477,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003709	CO ISSUED	0	03/21/2023
22011764	NEW CONSTR	318,011	08/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1313	3/24/2023	SW	Q	I	02	539,100

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: ADAMS JOHN EARL & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,0] W24 N8 W15 S37 E10 S15 E10 S8 E6 S8 E13 N60 $
FOP=[YR=2024;ORIG=130,-8] W24 S8 E24 N8 $
FOP=[YR=2024;ORIG=117,52] W6 S11 E6 S3 E13 N6 W13 N8 $
FGR=[YR=2024;ORIG=91,29] E10 S15 E10 S8 S11 S2 W20 N36 $
.

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	695.00	SF	10.00	10.00	100	2024	2023		100	6,950	

LAND DESCRIPTION

TOTAL OB/XF 6,950

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