LOT 110
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

ESCOBEDO JANET
400 DEL WEBB PARKWAY
YULEE, FL 32097

2025

50-3N-27-1004-0110-0000

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

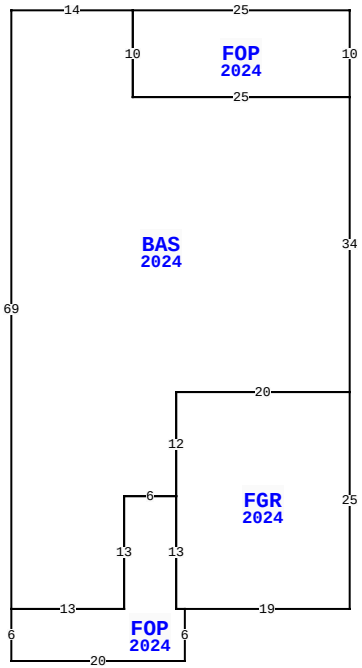
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	2024	1,863	303,203
FGR	500	55	2024	275	44,756
FOP	198	30	2024	59	9,602
FOP	250	30	2024	75	12,206
TOTALS	2,811			2,272	369,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,272	123.2938	162.75	369,768	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1863 HX Base Yr 2025



400 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		369,768
TOTAL MARKET OB/XF VALUE		6,750
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		461,518
SOH/AGL Deduction		0
ASSESSED VALUE		461,518
TOTAL EXEMPTION VALUE	HX HB WX VX	60,722
BASE TAXABLE VALUE		400,796
TOTAL JUST VALUE		461,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230000694		357,405	12/14/2023
23001990	NEW CONSTR	357,405	02/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2698/825	3/01/2024	SW	Q	I	01	547,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: ESCOBEDO JANET

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=107,0] E14 S10 E25 S34 W20 S12 W6 S13 W13 N69 $
FGR=[YR=2024;ORIG=146,44] W20 S12 S13 E1 E19 N25 $
FOP=[YR=2024;ORIG=146,0] W25 S10 E25 N10 $
FOP=[YR=2024;ORIG=126,56] W6 S13 W13 S6 E20 N6 W1 N13 $
.

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	675.00	SF	10.00	10.00	100	2024	2023		100	6,750	

LAND DESCRIPTION

TOTAL OB/XF 6,750

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