LOT 115
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

MILLER PAUL/KYSER KATHY
440 DEL WEBB PARKWAY
YULEE, FL 32097

2025

50-3N-27-1004-0115-0000

BUILDING CHARACTERISTICS

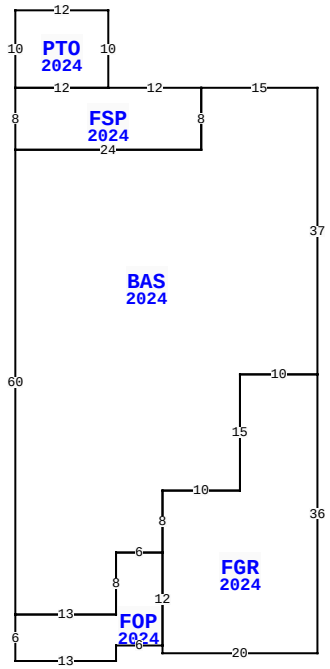
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	334,548
FGR	570	55	2024	314	54,093
FOP	150	30	2024	45	7,752
FSP	192	40	2024	77	13,265
PTO	120	5	2024	6	1,034
TOTALS	2,974			2,384	410,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,384	130.5066	172.27	410,692	2023	2023	0	0	0	0.00	100.00

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



440 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		410,692
TOTAL MARKET OB/XF VALUE		6,950
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		502,642
SOH/AGL Deduction		18,135
ASSESSED VALUE		484,507
TOTAL EXEMPTION VALUE	13	484,507
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		502,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006524	CO ISSUED		05/18/2023
22010593	NEW CONSTR	320,338	07/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/1701	6/23/2023	SW	Q	I	01	561,200

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: MILLER PAUL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,-20] W15 S8 W24 S60 E13 N8 E6 N8 E10 N15 E10 N37 $
FGR=[YR=2024;ORIG=30,17] W10 S15 W10 S8 S12 S1 E20 N36 $
FSP=[YR=2024;ORIG=15,-20] W12 W12 S8 E24 N8 $
FOP=[YR=2024;ORIG=-9,48] S6 E13 N2 E6 N12 W6 S8 W13 $
PTO=[YR=2024;ORIG=3,-30] W12 S10 E12 N10 $
.

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