

LOT 119
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

GOLDSTEIN GERALD H DECLARATION OF TRUST/GOLDSTEIN
530 CONTINUUM LOOP
YULEE, FL 32097

2025

50-3N-27-1004-0119-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 100
Interior Floor	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
BAS	1,348	100
FGR	426	55
FOP	74	30
FSP	150	40
PTO	140	5
TOTALS	2,138	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,671	129.9500	171.53	286,627	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024 Heated Area: 1348 HX Base Yr 2024											
TOTALS	2,138		1,671	286,627							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		286,627	
TOTAL MARKET OB/XF VALUE		3,026	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		374,653	
SOH/AGL Deduction		15,056	
ASSESSED VALUE		359,597	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		308,875	
TOTAL JUST VALUE		374,653	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,463	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006128	CO ISSUED		05/11/2023
22013403	NEW CONSTR	222,411	08/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/1297	5/24/2023	SW	Q	I	01	400,200

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: GOLDSTEIN GERALD H

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=110,0] W15 W14 S43 E6 S4 E10 D3R3 U3R3 E7 N47 \$											
FGR=[YR=2024;ORIG=81,43] E6 S4 E10 D3R3 S4 E2 S1 S12 W21 N24 \$											
FSP=[YR=2024;ORIG=95,-10] E15 S10 W15 N10 \$											
PTO=[YR=2024;ORIG=81,-10] E14 S10 W14 N10 \$											
FOP=[YR=2024;ORIG=100,50] U3R3 E7 S8 W8 N1 W2 N4 \$											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0 100	0 0	582.00	SF	5.20	5.20	100	2024	2023

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	RES NATURAL	100		PD -	E 0.00	0.00	1.00	LT	