LOT 125
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

DUBAS CHARLES GERARD SR & JANE ANN
209 ETHEREAL SQUARE
YULEE, FL 32097

2025

50-3N-27-1004-0125-0000

BUILDING CHARACTERISTICS

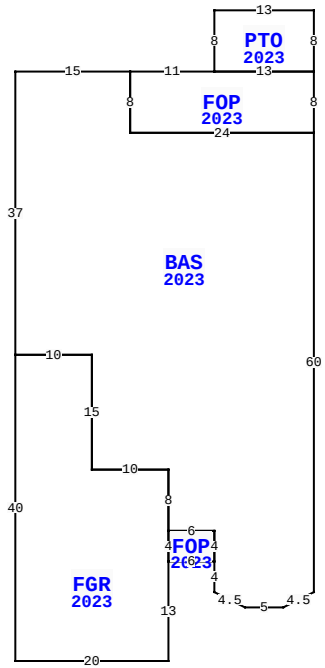
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,960	100	2023	1,960	318,990
FGR	650	55	2023	358	58,265
FOP	24	30	2023	7	1,139
FOP	192	30	2023	58	9,440
PTO	104	5	2023	5	814
TOTALS	2,930			2,388	388,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,388	123.2938	162.75	388,647	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1960 HX Base Yr 2024



209 ETHEREAL SQ, 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		388,647
TOTAL MARKET OB/XF VALUE		12,697
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		486,344
SOH/AGL Deduction		291,932
ASSESSED VALUE		194,412
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,690
TOTAL JUST VALUE		486,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002770	PERGOLA - ANCILLA	12,048	03/18/2025
230004643	CO ISSUED		04/11/2023
22012218	NEW CONSTR	324,168	08/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/967	4/25/2023	SW	Q	I	01	557,900

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: DUBAS CHARLES GERAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=240,16] W24 N8 W15 S37 E10 S15 E10 S8 E6 S4 S4 D2R4 E5 U2R4 N60 $
FGR=[YR=2023;ORIG=201,45] E10 S15 E10 S8 S4 S13 W20 N40 $
FOP=[YR=2023;ORIG=221,68] E6 S4 W6 N4 $
FOP=[YR=2023;ORIG=240,8] W13 W11 S8 E24 N8 $
PTO=[YR=2023;ORIG=227,0] E13 S8 W13 N8 $
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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	605.00	SF	10.00	10.00	100	2024	2023		100	6,050	
2	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	100	2024	2023		98	6,350	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 12,697

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	000100	C	RES	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 07/07/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS