LOT 126
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

MUNRO HAROLD R
217 ETHEREAL SQUARE
YULEE, FL 32097

2025

50-3N-27-1004-0126-0000

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 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

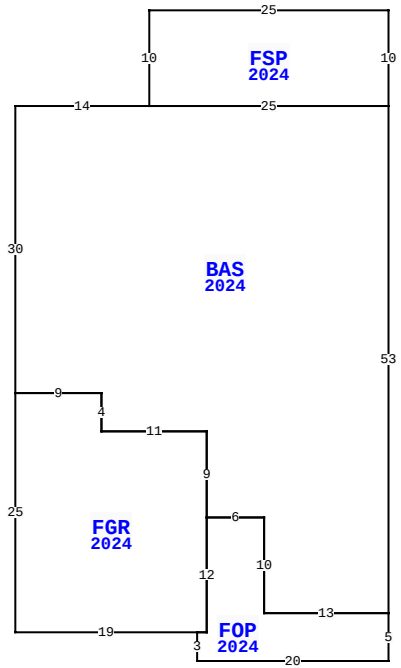
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	2024	1,591	263,661
FGR	456	55	2024	251	41,596
FOP	158	30	2024	47	7,789
FSP	250	40	2024	100	16,572
TOTALS	2,455			1,989	329,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,989	125.5478	165.72	329,617	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1591 HX Base Yr 2025



217 ETHEREAL SQ, 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		329,617
TOTAL MARKET OB/XF VALUE		6,060
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		420,677
SOH/AGL Deduction		0
ASSESSED VALUE		420,677
TOTAL EXEMPTION VALUE	HX HB WR BX	60,722
BASE TAXABLE VALUE		359,955
TOTAL JUST VALUE		420,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003749	CO ISSUED		11/20/2023
230003749	HTD1600 GAR456 P4	311,568	03/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/649	11/21/2023	SW	Q	I	01	494,100

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: MUNRO HAROLD R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=129,0] W25 W14 S30 E9 S4 E11 S9 E6 S10 E13 N53 $
FSP=[YR=2024;ORIG=104,-10] E25 S10 W25 N10 $
FOP=[YR=2024;ORIG=110,43] E6 S10 E13 S5 W20 N3 E1 N12 $
FGR=[YR=2024;ORIG=90,30] S25 E19 E1 N12 N9 W11 N4 W9 $
.

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	606.00	SF	10.00	10.00	100	2024	2023		100	6,060	

LAND DESCRIPTION

TOTAL OB/XF 6,060

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 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