LOT 128
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

BLACK ROBERT HENRY JR
233 ETHEREAL SQUARE
YULEE, FL 32097

2025

50-3N-27-1004-0128-0000

BUILDING CHARACTERISTICS

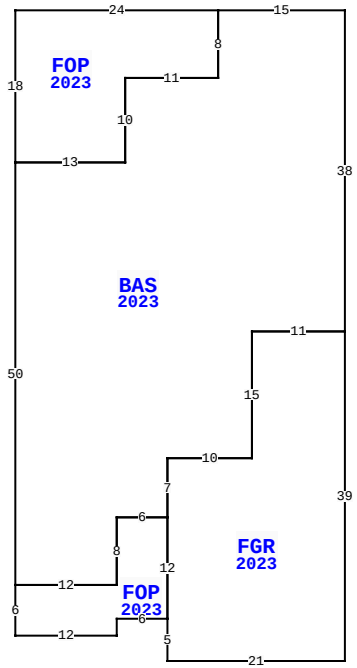
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,802	100	2023	1,802	313,908
FGR	669	55	2023	368	64,106
FOP	144	30	2023	43	7,491
FOP	322	30	2023	97	16,897
TOTALS	2,937			2,310	402,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,310	131.9717	174.20	402,402	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1802 HX Base Yr 2025



233 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		402,402
TOTAL MARKET OB/XF VALUE		6,420
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		519,322
SOH/AGL Deduction		0
ASSESSED VALUE		519,322
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		468,600
TOTAL JUST VALUE		519,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007724	CO ISSUED		06/15/2023
22012712	NEW CONSTR	304,834	08/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2655/1709	7/14/2023	SW	Q	I	01	625,700

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: BLACK ROBERT HENRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=120,0] W15 S8 W11 S10 W13 S50 E12 N8 E6 N7 E10 N15 E11 N38 $
FOP=[YR=2023;ORIG=105,0] W24 S18 E13 N10 E11 N8 $
FOP=[YR=2023;ORIG=81,68] E12 N8 E6 S12 W6 S2 W12 N6 $
FGR=[YR=2023;ORIG=120,38] W11 S15 W10 S7 S12 S5 E21 N39 $
.

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	642.00	SF	10.00	10.00	100	2024	2023		100	6,420	

LAND DESCRIPTION

TOTAL OB/XF 6,420

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	1.30	85,000.00	110,500.00	110,500							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/30/2025 BY SYS