

LOT 131  
DEL WEBB WILDLIGHT PHASE 2A  
OR 2571/536

PARKER PATRICIA LYNN & SCOTT CHARLES  
236 ETHEREAL SQUARE  
YULEE, FL 32097

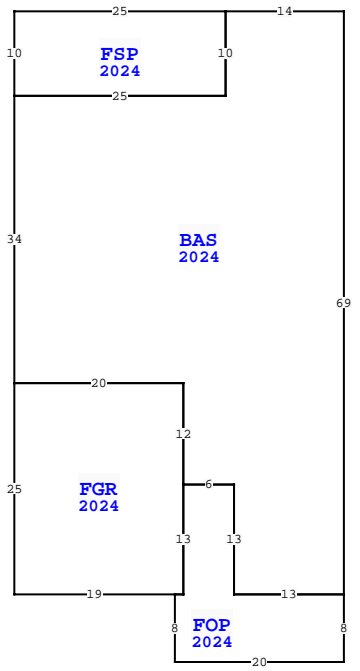
2025

50-3N-27-1004-0131-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	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
BAS	1,863	100	2024
FGR	500	55	2024
FOP	238	30	2024
FSP	250	40	2024
TOTALS	2,851		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,309	123.2938	162.75	375,790	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024										Heated Area: 1863	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			375,790
TOTAL MARKET OB/XF VALUE			7,020
TOTAL LAND VALUE - MARKET			110,500
TOTAL MARKET VALUE			493,310
SOH/AGL Deduction			149,950
ASSESSED VALUE			343,360
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			292,638
TOTAL JUST VALUE			493,310
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			460,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003633	11/03/2023		11/03/2023
230003633	HTD1858 GAR511 P4	360,998	03/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2786/1056	5/02/2025	WD Q	Q	I	01	548,000
GRANTOR: PALMER SAMUEL COPELAN						
GRANTEE: PARKER PATRICIA LYN						
2680/1483	11/16/2023	SW Q	Q	I	01	632,200
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: PALMER SMAUEL COPEL						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVR	0	100	0	702.00	SF	10.00	10.00	100	2024	2023		100	7,020	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=110,0] W14 S10 W25 S34 E20 S12 E6 S13 E13 N69 \$	
FSP=[YR=2024;ORIG=71,0] E25 S10 W25 N10 \$	
POP=[YR=2024;ORIG=91,56] E6 S13 E13 S8 W20 N8 E1 N13 \$	
FGR=[YR=2024;ORIG=71,44] E20 S12 S13 W1 W19 N25 \$	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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							