LOT 133
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

RILEY KAREN
220 ETHEREAL SQUARE
YULEE, FL 32097

2025

50-3N-27-1004-0133-0000

BUILDING CHARACTERISTICS

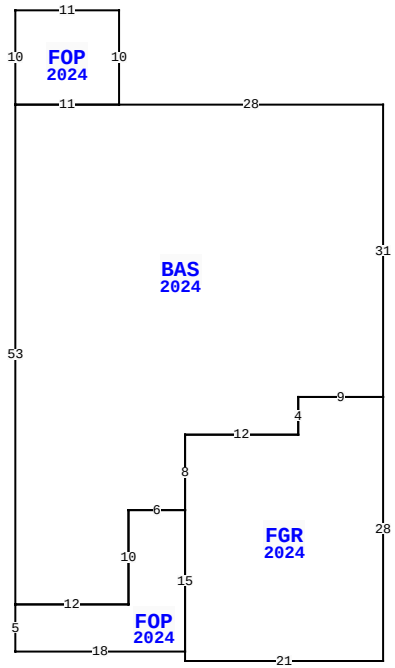
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,593	100	2024	1,593	263,992
FGR	540	55	2024	297	49,219
FOP	110	30	2024	33	5,469
FOP	150	30	2024	45	7,457
TOTALS	2,393			1,968	326,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,968	125.5478	165.72	326,137	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1593 HX Base Yr 2025



220 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		326,137
TOTAL MARKET OB/XF VALUE		2,990
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		414,127
SOH/AGL Deduction		0
ASSESSED VALUE		414,127
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		363,405
TOTAL JUST VALUE		414,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230002055		312,366	12/12/2023
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
2711/790	5/09/2024	SW	Q	I	02	489,000

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: RILEY KAREN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,0] W28 W11 S53 E12 N10 E6 N8 E12 N4 E9 N31 $
FGR=[YR=2024;ORIG=9,35] S8 S15 S1 E21 N28 W9 S4 W12 $
FOP=[YR=2024;ORIG=-9,-10] E11 S10 W11 N10 $
FOP=[YR=2024;ORIG=3,43] E6 S15 W18 N5 E12 N10 $
.

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	0811	CONCRETE B	0	100	0	0	575.00	SF	5.20	5.20	100	2024	2023		100	2,990	

LAND DESCRIPTION

TOTAL OB/XF 2,990

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