LOT 134
DEL WEBB WILDLIGHT PHASE 2A
OR 2571/536

PARKER JAMES DAVID & LINDA L
212 ETHEREAL SQUARE
YULEE, FL 32097

2025

50-3N-27-1004-0134-0000

BUILDING CHARACTERISTICS

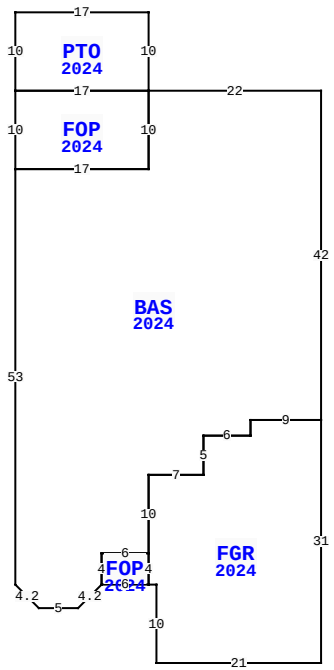
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,886	100	2024	1,886	306,947
FGR	611	55	2024	336	54,684
FOP	24	30	2024	7	1,139
FOP	170	30	2024	51	8,300
PTO	170	5	2024	8	1,302
TOTALS	2,861			2,288	372,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,288	123.2938	162.75	372,372	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1886 HX Base Yr 2025



212 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		372,372
TOTAL MARKET OB/XF VALUE		3,156
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		460,528
SOH/AGL Deduction		0
ASSESSED VALUE		460,528
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		409,806
TOTAL JUST VALUE		460,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230002006	CO ISSUED	364,832	12/12/2023
230004029	HTD1896 GAR619 P1	364,832	03/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/358	3/29/2024	SW	Q	I	02	511,300

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: PARKER JAMES DAVID

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=92,18] W22 S10 W17 S53 D3R3 E5 U3R3 N4 E6 N10 E7 N5 E6 N2 E9 N42 $
FGR=[YR=2024;ORIG=92,60] W9 S2 W6 S5 W7 S10 S4 E1 S10 E21 N31 $
FOP=[YR=2024;ORIG=64,77] E6 S4 W6 N4 $
FOP=[YR=2024;ORIG=53,18] E17 S10 W17 N10 $
PTO=[YR=2024;ORIG=53,8] E17 S10 W17 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	607.00	SF	5.20	5.20	100	2024	2023		100	3,156	

LAND DESCRIPTION

TOTAL OB/XF 3,156

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