LOT 184
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

MCGLINCHEY STEVEN & NINA JUNE
634 BEARING POINT LN
YULEE, FL 32097

**2025**

**50-3N-27-1004-0184-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

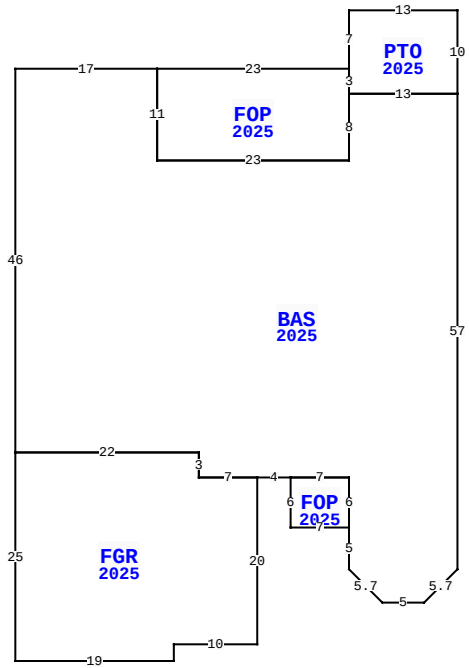
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 2,418 | 100 | 2025 | 2,418 | 380,908 |
| FGR | 684 | 55 | 2025 | 376 | 59,231 |
| FOP | 42 | 30 | 2025 | 13 | 2,048 |
| FOP | 253 | 30 | 2025 | 76 | 11,972 |
| PTO | 130 | 5 | 2025 | 6 | 945 |
| TOTALS | 3,527 | | | 2,889 | 455,104 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,889 | 119.3424 | 157.53 | 455,104 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2025 Heated Area: 2418 HX Base Yr 2025




634 BEARING POINT LN, YULEE

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 455,104 |
| TOTAL MARKET OB/XF VALUE | | 4,654 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 544,758 |
| SOH/AGL Deduction | | 17,157 |
| ASSESSED VALUE | | 527,601 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 476,879 |
| TOTAL JUST VALUE | | 544,758 |
| NCON VALUE | | 459,758 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 75,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240007540 | PRIVATE PROVIDER | 455,524 | 06/25/2024 |
| B240000988 | PRIVATE PROVIDER | 455,524 | 01/25/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2728/1546 | 7/24/2024 | SW | Q | I | 01 | 658,100 |

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: MCGLINCHEY STEVEN &

## BUILDING NOTES

## 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 | 895.00 | SF | 5.20 | 5.20 | 100 | 2025 | 2024 | | 100 | 4,654 | |

## BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=67,30] E22 S3 E7 S20 W10 S2 W19 N25 $
FOP=[YR=2025;ORIG=100,33] E7 S6 W7 N6 $
FOP=[YR=2025;ORIG=84,-16] E23 S3 S8 W23 N11 $
PTO=[YR=2025;ORIG=107,-23] E13 S10 W13 N3 N7 $
BAS=[YR=2025;ORIG=120,-13] W13 S8 W23 N11 W17 S46 E22 S3 E7 E4 E7 S6 S5 D4R4 E5 U4R4 N57 $
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## LAND DESCRIPTION

TOTAL OB/XF 4,654

| 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 | 000134 | C | RES POND | 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