LOT 186
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

PANZERA MICHAEL J & MICHELE D
658 BEARING POINT LN
YULEE, FL 32097

2025

50-3N-27-1004-0186-0000

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 100
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

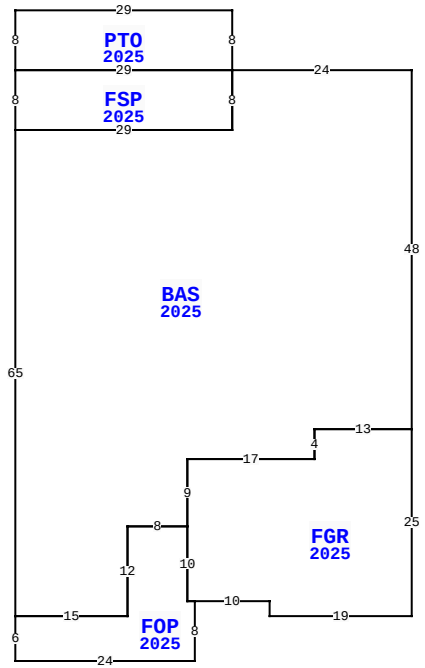
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,859	100	2025	2,859	439,200
FGR	660	55	2025	363	55,764
FOP	242	30	2025	73	11,214
FSP	232	40	2025	93	14,287
PTO	232	5	2025	12	1,843
TOTALS	4,225			3,400	522,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,400	116.3800	153.62	522,308	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2859 HX Base Yr



658 BEARING POINT LN, YULEE

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

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	1,065.00	SF	10.00	10.00	100	2025	2024		100	10,650	
2	0911	SCRN RM A	0	100	8	29	232.00	SF	17.50	17.50	100	2025	2024		100	4,060	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		522,308
TOTAL MARKET OB/XF VALUE		14,710
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		622,018
SOH/AGL Deduction		0
ASSESSED VALUE		622,018
TOTAL EXEMPTION VALUE	13	622,018
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		622,018
NCON VALUE		537,018
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002604	INSTALL 29'8"X8'	12,500	03/06/2024
230010519	NEW SFR	538,840	08/16/2023
230005609			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/1253	2/16/2024	SW	Q	I	01	684,200

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: PANZERA MICHAEL J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=27,5] E29 N8 E24 S48 W13 S4 W17 S9 W8 S12 W15 N65 $
FSP=[YR=2025;ORIG=27,5] E29 N8 W29 S8 $
PTO=[YR=2025;ORIG=27,-11] E29 S8 W29 N8 $
FGR=[YR=2025;ORIG=50,49] E17 N4 E13 S25 W19 N2 W10 W1 N10 N9 $
FOP=[YR=2025;ORIG=42,58] E8 S10 E1 S8 W24 N6 E15 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,710

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