LOT 210
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

KAYE CHARLES A & ELIZABETH S L/E/
637 WITTY BANTER CT
YULEE, FL 32097

2025

50-3N-27-1004-0210-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

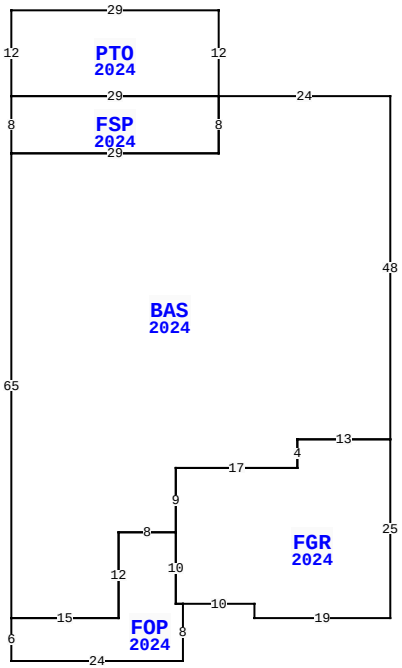
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	2024	2,859	440,801
FGR	660	55	2024	363	55,967
FOP	242	30	2024	73	11,255
FSP	232	40	2024	93	14,339
PTO	348	5	2024	17	2,621
TOTALS	4,341			3,405	524,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,405	116.8032	154.18	524,983	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2859 HX Base Yr 2024



637 WITTY BANTER CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		524,983
TOTAL MARKET OB/XF VALUE		15,157
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		650,640
SOH/AGL Deduction		22,981
ASSESSED VALUE		627,659
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		576,937
TOTAL JUST VALUE		650,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		609,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004081	CO ISSUED		12/11/2023
B230013995		12,037	10/31/2023
230007739	NEW SFR	538,740	06/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/378	5/01/2024	QC	U	I	11	100
GRANTOR: KAYE CHARLES A & ELIZ						
GRANTEE: GONZALES-KAYE ALEXA						
2689/527	12/20/2023	SW	Q	I	01	765,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: KAYE CHARLES A & EL						

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	0855	CONC PAVER	0	100	0	0	925.00	SF	10.00	10.00	100	2024	2023		100	9,250	
2	0911	SCRN RM A	0	100	29	12	348.00	SF	17.50	17.50	100	2024	2023		97	5,907	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,-4] W24 S8 W29 S65 E15 N12 E8 N9 E17 N4 E13 N48 $
FSP=[YR=2024;ORIG=97,-4] E29 S8 W29 N8 $
FOP=[YR=2024;ORIG=112,57] E8 S10 E1 S8 W24 N6 E15 N12 $
FGR=[YR=2024;ORIG=120,48] E17 N4 E13 S25 W19 N2 W10 W1 N10 N9 $
PTO=[YR=2024;ORIG=97,-16] E29 S12 W29 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,157

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	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							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/30/2025 BY SYS