LOT 213
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

WONG EDMOND/ENG FAY
161 WOODLAND RD
SOUTHBOROUGH, MA 01772

2025

50-3N-27-1004-0213-0000

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		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

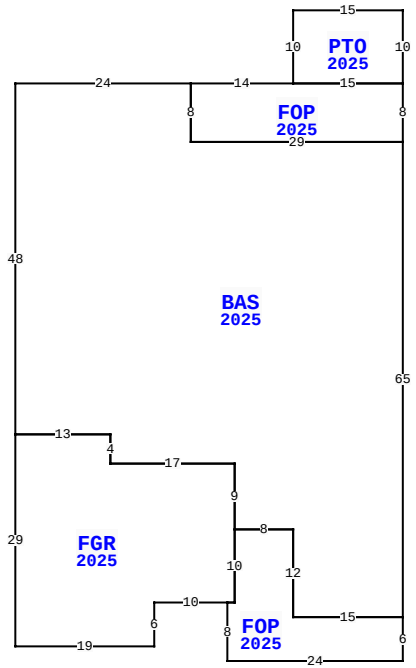
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,859	100	2025	2,859	443,202
FGR	736	55	2025	405	62,783
FOP	232	30	2025	70	10,851
FOP	242	30	2025	73	11,316
PTO	150	5	2025	8	1,240
TOTALS	4,219			3,415	529,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,415	117.4380	155.02	529,393	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2859 HX Base Yr



614 WITTY BANTER CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 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	529,393
TOTAL MARKET OB/XF VALUE	9,950
TOTAL LAND VALUE - MARKET	110,500
TOTAL MARKET VALUE	649,843
SOH/AGL Deduction	0
ASSESSED VALUE	649,843
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	649,843
TOTAL JUST VALUE	649,843
NCON VALUE	539,343
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012235	PRIVATE PROVIDER	536,846	10/31/2024
B240005901	PRIVATE PROVIDER	536,846	05/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/901	11/22/2024	SW	Q	I	01	815,100

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: WONG EDMOND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=87,-10] E24 S8 E29 S65 W15 N12 W8 N9 W17 N4 W13 N48 $
FOP=[YR=2025;ORIG=140,-10] W15 W14 S8 E29 N8 $
FOP=[YR=2025;ORIG=125,51] W8 S10 W1 S8 E24 N6 W15 N12 $
FGR=[YR=2025;ORIG=117,42] W17 N4 W13 S29 E19 N6 E10 E1 N10 N9 $
PTO=[YR=2025;ORIG=125,-20] E15 S10 W15 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	0855	CONC PAVER	0	0	0	0	995.00	SF	10.00	10.00	100	2025	2024		100	9,950	

LAND DESCRIPTION

TOTAL OB/XF 9,950

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	0		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