LOT 269
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

WATSON LAURA GWENDOLYN
722 COOL BREEZE WAY
YULEE, FL 32097

2025

50-3N-27-1004-0269-0000

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	11	CLAY TILE 100
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

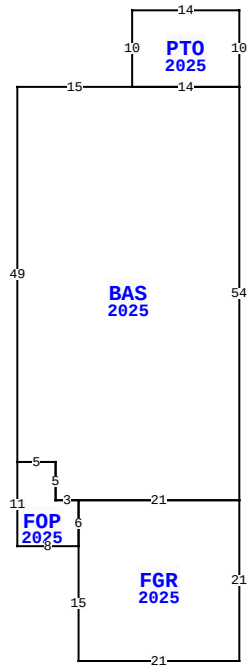
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,541	100	2025	1,541	287,720
FGR	441	55	2025	243	45,371
FOP	73	30	2025	22	4,108
PTO	140	5	2025	7	1,307
TOTALS	2,195			1,813	338,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,813	141.4500	186.71	338,505	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1541 HX Base Yr 2025



722 COOL BREEZE WAY, 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		338,505
TOTAL MARKET OB/XF VALUE		6,200
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		429,705
SOH/AGL Deduction		0
ASSESSED VALUE		429,705
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		378,983
TOTAL JUST VALUE		429,705
NCON VALUE		344,705
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008184	PRIVATE PROVIDER	287,149	07/12/2024
B240000944	PRIVATE PROVIDER	287,149	01/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2744/900	10/15/2024	SW	Q	I	02	443,500

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: WATSON LAURA GWENDO

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	620.00	SF	10.00	10.00	100	2025	2024		100	6,200	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=29,-1] W14 W15 S49 E5 S5 E3 E21 N54 $
FOP=[YR=2025;ORIG=0,48] E5 S5 E3 S6 W8 N11 $
PTO=[YR=2025;ORIG=15,-11] E14 S10 W14 N10 $
FGR=[YR=2025;ORIG=8,53] E21 S21 W21 N15 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,200

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