LOT 305
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

WESLEY RONALD P & LINDA K
523 GOODWILL COURT
YULEE, FL 32097

2025

50-3N-27-1004-0305-0000

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 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

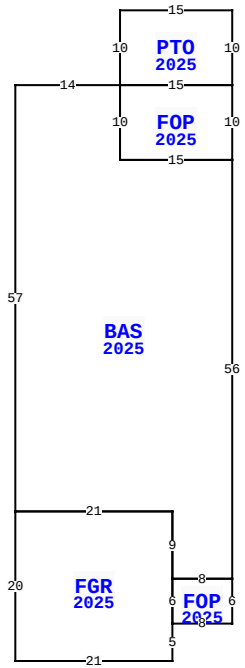
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	2025	1,575	262,427
FGR	420	55	2025	231	38,489
FOP	48	30	2025	14	2,333
FOP	150	30	2025	45	7,498
PTO	150	5	2025	8	1,333
TOTALS	2,343			1,873	312,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,873	126.2240	166.62	312,079	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1575 HX Base Yr 2025



523 GOODWILL CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,079
TOTAL MARKET OB/XF VALUE		3,068
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		400,147
SOH/AGL Deduction		0
ASSESSED VALUE		400,147
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		349,425
TOTAL JUST VALUE		400,147
NCON VALUE		315,147
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002571	PRIVATE PROV INSP	295,720	03/05/2024
230011222	NEW SFR	295,720	09/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/1255	3/25/2024	SW	Q	I	02	450,800

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: WESLEY RONALD P & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,0] E14 S10 E15 S56 W8 N9 W21 N57 $
FOP=[YR=2025;ORIG=29,10] W15 N10 E15 S10 $
PTO=[YR=2025;ORIG=29,-10] W15 S10 E15 N10 $
FOP=[YR=2025;ORIG=29,66] W8 S6 E8 N6 $
FGR=[YR=2025;ORIG=21,57] W21 S20 E21 N5 N6 N9 $
.

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	590.00	SF	5.20	5.20	100	2025	2024		100	3,068	

LAND DESCRIPTION

TOTAL OB/XF 3,068

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