

LOT 340
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

PULTE HOME COMPANY LLC
4901 VINELAND RD STE 500
ORLANDO, FL 32811

2025

50-3N-27-1004-0340-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
																	VALUATION BY: STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE: 0 TOTAL MARKET OB/XF VALUE: 0 TOTAL LAND VALUE - MARKET: 85,000 TOTAL MARKET VALUE: 85,000 SOH/AGL Deduction: 2,500 ASSESSED VALUE: 82,500 TOTAL EXEMPTION VALUE: 0 BASE TAXABLE VALUE: 82,500 TOTAL JUST VALUE: 85,000 NCON VALUE: 0 INCOME VALUE: PREVIOUS YEAR MKT VALUE: 75,000															
DOR CODE: 0000 VACANT																	PERMIT NUM				DESCRIPTION				AMT				ISSUED			
MAP NUM: MKT AREA: 04																																
NEIGHBORHOOD/LOC: 4094.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												SALES DATA															
																	OFF RECORD Number: DATE: TYPE: INST: Q: U: V: I: RSN: CD: SALE PRICE:															
TOTALS																	BUILDING NOTES															
EXTRA FEATURES						623 BEARING POINT LN, YULEE											BUILDING DIMENSIONS															
L N	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																
																	TOTAL OB/XF: 0															
LAND DESCRIPTION																	TOTAL OB/XF															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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: 05/13/2025 BY: MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS															