LOT 6
DEL WEBB WILDLIGHT PHASE 3 OR 26

DUGGAN BRIAN P & MARYANNE L
62 GRAY FOX RD
EFFINGHAM, NH 03882

2025

50-3N-27-1007-0006-0000

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	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	03	Quality Level 03

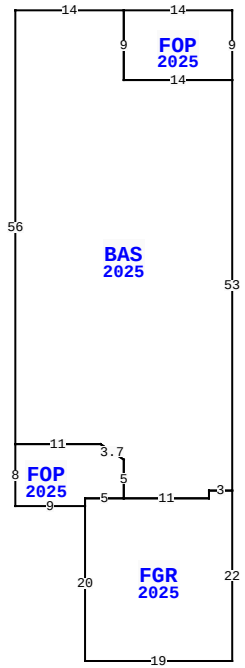
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	2025	1,540	240,563
FGR	402	55	2025	221	34,522
FOP	104	30	2025	31	4,843
FOP	126	30	2025	38	5,936
TOTALS	2,172			1,830	285,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,830	156.2100	156.21	285,864	2024	2024	0	0	0	0.00	100.00

1 TOWNHOUSE - 0% - 2025 Heated Area: 1540 HX Base Yr



392 ECLIPTIC LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	285,864
TOTAL MARKET OB/XF VALUE	4,095
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	349,959
SOH/AGL Deduction	0
ASSESSED VALUE	349,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,959
TOTAL JUST VALUE	349,959
NCON VALUE	289,959
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013529	PRIVATE PROVIDER	286,014	12/06/2024
B240007972		286,014	07/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2757/498	12/13/2024	SW	Q	I	02	396,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: DUGGAN BRIAN P & MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,-3] W14 N9 W14 S56 E11 D2R3 S5 E11 N1 E3 N53 $
FGR=[YR=2025;ORIG=71,51] E5 E11 N1 E3 S22 W19 N20 N1 $
FOP=[YR=2025;ORIG=76,-12] E14 S9 W14 N9 $
FOP=[YR=2025;ORIG=62,44] E11 D2R3 S5 W5 S1 W9 N8 $
.

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	0810	CONCRETE A	0	0	0	0	630.00	SF	6.50	6.50	100	2025	2024		100	4,095	

LAND DESCRIPTION

TOTAL OB/XF 4,095

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	000310	C	TOWNHOUSE	0		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS