LOT 1
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

ROYSTON DANNY ERIC & BARBARA CUMBAA
184 EUREKA COURT
YULEE, FL 32097

2026

50-3N-27-1004-0001-0000

BUILDING CHARACTERISTICS

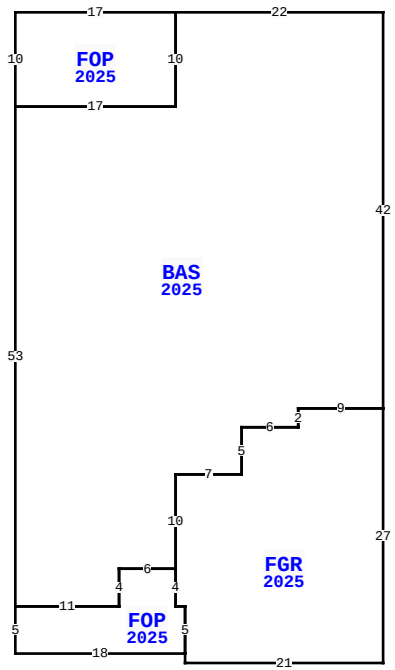
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,862	100	2025	1,862	319,110
FGR	527	55	2025	290	49,700
FOP	114	30	2025	34	5,827
FOP	170	30	2025	51	8,740
TOTALS	2,673			2,237	383,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,237	123.2938	171.38	383,377	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1862 HX Base Yr 2026



184 EUREKA 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		383,377
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		468,377
SOH/AGL Deduction		0
ASSESSED VALUE		468,377
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		416,966
TOTAL JUST VALUE		468,377
NCON VALUE		383,377
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001427	PRIVATE PROVIDER	353,623	02/10/2025
B240007185	PRIVATE PROVIDER	353,623	06/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/1274	4/28/2025	SW	Q	I	02	540,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: ROYSTON DANNY ERIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=130,0] W22 S10 W17 S53 E11 N4 E6 N10 E7 N5 E6 N2 E9 N42 $
FOP=[YR=2025;ORIG=91,0] E17 S10 W17 N10 $
FOP=[YR=2025;ORIG=91,63] E11 N4 E6 S4 E1 S5 W18 N5 $
FGR=[YR=2025;ORIG=109,69] E21 N27 W9 S2 W6 S5 W7 S10 S4 E1 S5 S1 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	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 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS