LOT 2
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

BAIER JOAN F/NASH ROBERT J JR
176 EUREKA CT
YULEE, FL 32097

2026

50-3N-27-1004-0002-0000

BUILDING CHARACTERISTICS

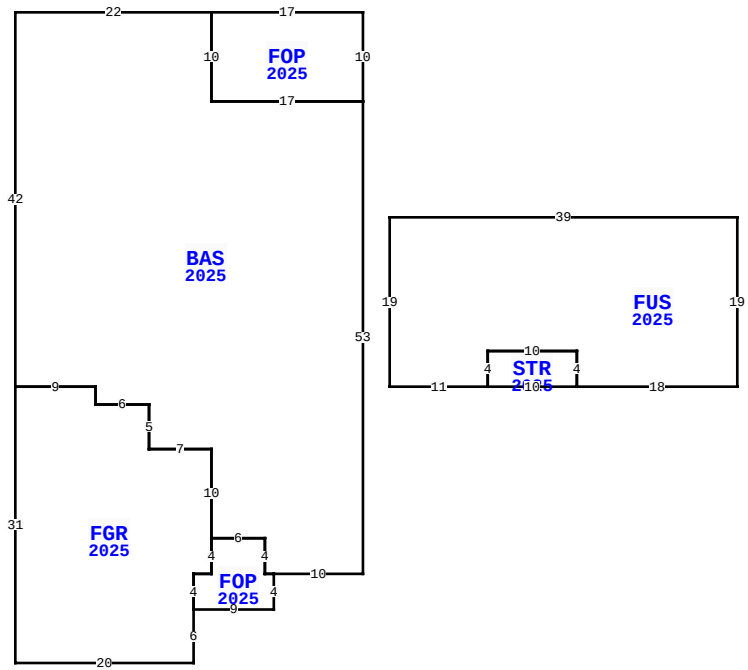
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	304,673
FGR	601	55	2025	331	54,161
FOP	60	30	2025	18	2,945
FOP	170	30	2025	51	8,345
FUS	701	100	2025	701	114,702
STR	40	10	2025	4	654
TOTALS	3,434			2,967	485,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,967	118.9100	165.28	490,386	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2026 Heated Area: 2563 HX Base Yr 2026



176 EUREKA CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		485,482
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		620,482
SOH/AGL Deduction		0
ASSESSED VALUE		620,482
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		564,071
TOTAL JUST VALUE		620,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		609,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260001286			02/06/2026
B240012131	PRIVATE PROVIDER	50,000	10/29/2024
CO240007196	NEW SFR MODEL W/	482,548	06/18/2024
21016866	NEW CONSTR	482,548	12/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2804/573	7/30/2025	SW	Q	I	01	650,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: BAIER JOAN F

BUILDING NOTES

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
1	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

BUILDING DIMENSIONS

FOP=[YR=2025;ORIG=129,0] W17 S10 E17 N10 $
FOP=[YR=2025;ORIG=110,67] E9 N4 W1 N4 W6 S4 W2 S4 $
PTR=[ORIG=0,0] E10 W10 $
BAS=[YR=2025;ORIG=129,10] W17 N10 W22 S42 E9 S2 E6 S5 E7 S10 E6 S4 E1 E10 N53 $
FGR=[YR=2025;ORIG=110,73] N6 N4 E2 N4 N10 W7 N5 W6 N2 W9 S31 E20 $
FUS=[YR=2025;ORIG=132,23] E39 S19 W18 N4 W10 S4 W11 N19 $
STR=[YR=2025;ORIG=143,42] E10 N4 W10 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 05/26/2026 BY WWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS