LOT 3
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

MCNABB CHARLENE ANN & SCOTT JAMES NEAL
168 EUREKA CT
YULEE, FL 32097

2026

50-3N-27-1004-0003-0000

BUILDING CHARACTERISTICS

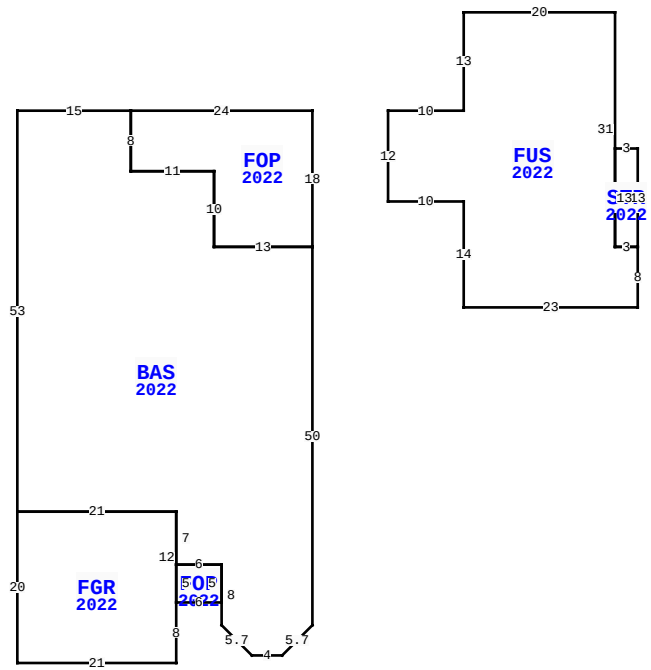
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,999	100	2022	1,999	333,246
FGR	420	55	2022	231	38,509
FOP	30	30	2022	9	1,501
FOP	322	30	2022	97	16,171
FUS	924	100	2022	924	154,036
STR	39	10	2022	4	667
TOTALS	3,734			3,264	544,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,264	121.1410	168.39	549,625	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2026 Heated Area: 2923 HX Base Yr 2026



168 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		544,129
TOTAL MARKET OB/XF VALUE		5,580
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		634,709
SOH/AGL Deduction		0
ASSESSED VALUE		634,709
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		583,298
TOTAL JUST VALUE		634,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012967	NSFR MODEL HOME T	471,807	11/18/2024
21016863	NEW CONSTR	471,807	12/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2798/1271	6/27/2025	SW	Q	I	01	743,900

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: MCNABB CHARLENE ANN

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W24 BAS=[YR=2022] W15 S53 FGR=[YR=2022] S20 E21 N8 FOP=[YR=2022] E6 N5 W6 S5$ N12 W21$ E21 S7 E6 S8 D4 R4 E4 R4 U4 N50 W13 N10 W11 N8$ S8 E11 S10 E13 N18 $ PTR=E10 FUS=[YR=2022] S12 E10 S14 E23 N8 STR=[YR=2022] N13 W3 S13 E3$ W3 N31 W20 S13 W10$ W10$.

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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	90	4,500	
4	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50	7.50	100	2025	2022		100	1,080	

LAND DESCRIPTION

TOTAL OB/XF 5,580

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	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