LOT 16
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

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

2026

50-3N-27-1004-0016-0000

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 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

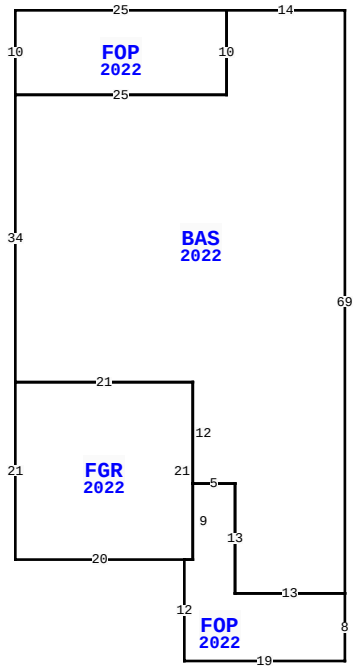
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,851	100	2022	1,851	347,348
FGR	441	55	2022	243	45,600
FOP	221	30	2022	66	12,385
FOP	250	30	2022	75	14,074
TOTALS	2,763			2,235	419,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,235	136.3670	189.55	423,644	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 0% - 2023 Heated Area: 1851 HX Base Yr



157 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	419,408
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	504,408
SOH/AGL Deduction	0
ASSESSED VALUE	504,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	504,408
TOTAL JUST VALUE	504,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	485,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001132	NEW SFR MODEL HOM	315,775	02/03/2025
21016938	NEW CONSTR	315,775	12/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] W25 S10 E25 N10$ S10 W25S34 FGR=[YR=2022] S21 E20 FOP=[YR=2022] S12 E19 N8 W13 N13 W5 S9 W1$ E1 N21 W21$ E21 S12 E5 S13 E13 N69$.

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS