LOT 18
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

WEST HILDEGARD
173 EUREKA CT
YULEE, FL 32097

2026

50-3N-27-1004-0018-0000

BUILDING CHARACTERISTICS

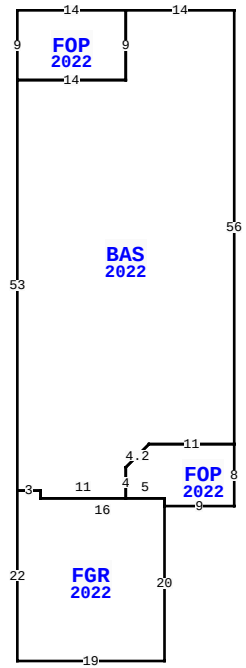
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,542	100	2022	1,542	219,537
FGR	402	55	2022	221	31,464
FOP	103	30	2022	31	4,413
FOP	126	30	2022	38	5,410
TOTALS	2,173			1,832	260,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,832	136.9650	143.81	263,460	2022	2022	0	0	0	1.00	99.00

1 TOWNHOUSE 0% - 2026 Heated Area: 1542 HX Base Yr



173 EUREKA CT, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	260,825
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	320,825
SOH/AGL Deduction	0
ASSESSED VALUE	320,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,825
TOTAL JUST VALUE	320,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012855	CO ISSUED	257,304	11/15/2024
21016940	NEW CONSTR	257,304	12/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2831/872	11/17/2025	WD	Q	I	01	368,000
GRANTOR: SWEAT QUENTIN WARD &						
GRANTEE: WEST HILDEGARD						
2771/370	2/25/2025	SW	Q	I	02	405,800
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: SWEAT QUENTIN WARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] W14 S9 E14 N9$ S9 W14 S53
FGR=[YR=2022] S22 E19 N20 FOP=[YR=2022] E9 N8 W11 L3 D3 S4
E5 S1$ N1 W16 N1 W3$ E3 S1 E11 N4 U3 R3 E11 N56$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS