LOT 25
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

RICH KENNETH E
644 JUBILEE CIR
YULEE, FL 32097

2026

50-3N-27-1004-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

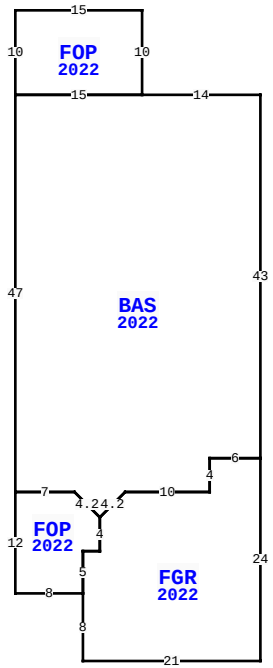
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,348	100	2022	1,348	239,346
FGR	426	55	2022	234	41,548
FOP	106	30	2022	32	5,682
FOP	150	30	2022	45	7,990
TOTALS	2,030			1,659	294,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,659	129.0300	179.35	297,542	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2024 Heated Area: 1348 HX Base Yr 2024



644 JUBILEE CIR, YULEE

BLD DATE	03/22/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		294,567
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		379,567
SOH/AGL Deduction		47,467
ASSESSED VALUE		332,100
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		230,689
TOTAL JUST VALUE		379,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017738	CO ISSUED	0	12/02/2022
22005877	NEW CONSTR	232,829	04/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2879/0679	6/24/2026	WD	Q	I	01	365,000
GRANTOR: MARCO SERGE F						
GRANTEE: RICH KENNETH E						
2661/1302	8/11/2023	SW	Q	I	01	398,300
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: MARCO SERGE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] N10 W15 S10 E15$ W15 S47
FOP=[YR=2022] S12 E8 FGR=[YR=2022] S8 E21 N24 W6 S4 W10 D3
L3 S4 W2 S5$ N5 E2 N4 U3 L3 W7$ E7 D3 R3 U3 R3 E10 N4
E6 N43$.

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 02/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS