LOT 36
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

MENINGER HOLDINGS LLC
97439 BLACKBEARDS WAY
YULEE, FL 32097

2026

50-3N-27-1004-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

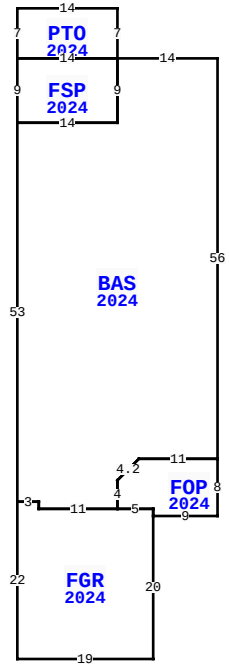
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2024	1,542	220,646
FGR	402	55	2024	221	31,623
FOP	103	30	2024	31	4,436
FSP	126	40	2024	50	7,155
PTO	98	5	2024	5	715
TOTALS	2,271			1,849	264,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,849	136.9650	143.81	265,905	2023	2023	0	0	0	0.50	99.50

1 TOWNHOUSE 0% - 2024 Heated Area: 1542 HX Base Yr



548 JUBILEE CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	264,575
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	324,575
SOH/AGL Deduction	0
ASSESSED VALUE	324,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,575
TOTAL JUST VALUE	324,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010876	CO ISSUED		08/23/2023
22011830	NEW CONSTR	249,566	08/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/1855	9/07/2023	SW	Q	I	01	377,600

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: MENINGER HOLDINGS L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,0] W14 S9 W14 S53 E3 S1 E11 N4 U3R3 E11 N56 $
FSP=[YR=2024;ORIG=136,0] W14 S9 E14 N9 $
FGR=[YR=2024;ORIG=141,63] W5 W11 N1 W3 S22 E19 N20 N1 $
FOP=[YR=2024;ORIG=150,56] W11 D3L3 S4 E5 S1 E9 N8 $
PTO=[YR=2024;ORIG=136,0] N7 W14 S7 E14 $
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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