LOT 42
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

LEIF GLEN WILLIAM & PAULA MLATNIK
492 JUBILEE CIR
YULEE, FL 32097

2026

50-3N-27-1004-0042-0000

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

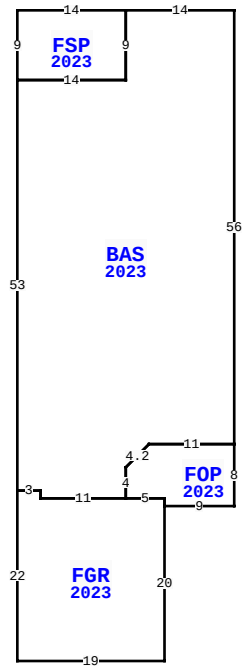
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	2023	1,542	220,646
FGR	402	55	2023	221	31,623
FOP	103	30	2023	31	4,436
FSP	126	40	2023	50	7,155
TOTALS	2,173			1,844	263,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,844	136.9650	143.81	265,186	2023	2023	0	0	0	0.50	99.50

1 TOWNHOUSE 100% - 2024 Heated Area: 1542 HX Base Yr 2024



492 JUBILEE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,860
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		323,860
SOH/AGL Deduction		0
ASSESSED VALUE		323,860
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,449
TOTAL JUST VALUE		323,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004328	CO ISSUED		04/03/2023
22013230	NEW CONSTR	249,566	08/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/1953	4/12/2023	SW	Q	I	02	436,600

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: LEIF GLEN WILLIAM &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=120,0] W14 S9 W14 S53 E3 S1 E11 N4 U3R3 E11 N56 $
FSP=[YR=2023;ORIG=106,9] W14 N9 E14 S9 $
FOP=[YR=2023;ORIG=120,56] W11 D3L3 S4 E5 S1 E9 N8 $
FGR=[YR=2023;ORIG=92,62] E3 S1 E11 E5 S1 S20 W19 N22 $
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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	000310	C	TOWNHOUSE	100		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 06/12/2023 BY MLU Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS