LOT 49
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

RODRIGUEZ ANTHONY ARMANDO & STEPHANIE MORRIS
436 JUBILEE CIRCLE
YULEE, FL 32097

2026

50-3N-27-1004-0049-0000

BUILDING CHARACTERISTICS

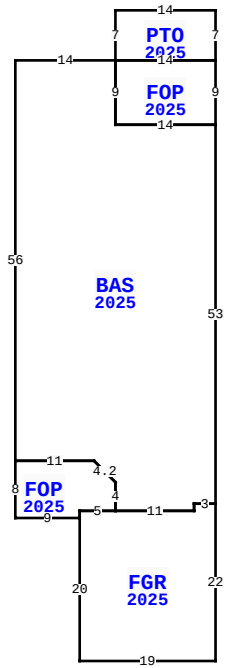
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2025	1,542	208,540
FGR	402	55	2025	221	29,888
FOP	103	30	2025	31	4,192
FOP	126	30	2025	38	5,139
PTO	98	5	2025	5	676
TOTALS	2,271			1,837	248,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,837	128.8000	135.24	248,436	2024	2024	0	0	0	0.00	100.00

1 TOWNHOUSE 0% - 2025 Heated Area: 1542 HX Base Yr



436 JUBILEE CIR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	248,436
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	308,436
SOH/AGL Deduction	0
ASSESSED VALUE	308,436
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,436
TOTAL JUST VALUE	308,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004532	PRIVATE PROVIDER	288,389	04/19/2024
B230014492		288,389	11/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/289	5/01/2024	SW	Q	I	01	400,800

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: RODRIGUEZ ANTHONY A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,-5] E14 S9 E14 S53 W3 S1 W11 N4 U3L3 W11 N56 $
FOP=[YR=2025;ORIG=10,51] S8 E9 N1 E5 N4 U3L3 W11 $
FGR=[YR=2025;ORIG=19,58] E5 E11 N1 E3 S22 W19 N20 N1 $
PTO=[YR=2025;ORIG=24,-12] E14 S7 W14 N7 $
FOP=[YR=2025;ORIG=24,-5] E14 S9 W14 N9 $
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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	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 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS