LOT 52
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

ANDERSON MARIA MARTINA
404 JUBILEE CIR
YULEE, FL 32097

2026

50-3N-27-1004-0052-0000

BUILDING CHARACTERISTICS

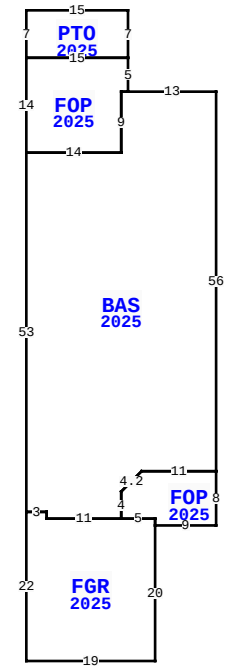
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	2025	1,542	203,282
FGR	402	55	2025	221	29,134
FOP	103	30	2025	31	4,087
FOP	201	30	2025	60	7,910
PTO	105	5	2025	5	659
TOTALS	2,353			1,859	245,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,859	125.5478	131.83	245,072	2024	2024	0	0	0	0.00	100.00

1 TOWNHOUSE 100% - 2025 Heated Area: 1542 HX Base Yr 2025



404 JUBILEE CIR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,072
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		305,072
SOH/AGL Deduction		62,279
ASSESSED VALUE		242,793
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		186,382
TOTAL JUST VALUE		305,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005875	PRIVATE PROVIDER	288,389	05/14/2024
B240000107	PRIVATE PROVIDER	288,389	01/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/1229	6/04/2024	SW	Q	I	01	422,400

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: ANDERSON MARIA MART

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,0] E14 N9 E1 E13 S56 W11 D3L3 S4 W11 N1 W3 N53 $
FGR=[YR=2025;ORIG=10,53] E3 S1 E11 E5 S1 S20 W19 N22 $
FOP=[YR=2025;ORIG=27,47] E11 S8 W9 N1 W5 N4 U3R3 $
FOP=[YR=2025;ORIG=10,0] N14 E15 S5 W1 S9 W14 $
PTO=[YR=2025;ORIG=10,-21] E15 S7 W15 N7 $
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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	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 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