LOT 54
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

DOWNING DONALD A & MARY JANICE
388 JUBILEE CICLE
YULEE, FL 32097

2026

50-3N-27-1004-0054-0000

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	11	CLAY TILE 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

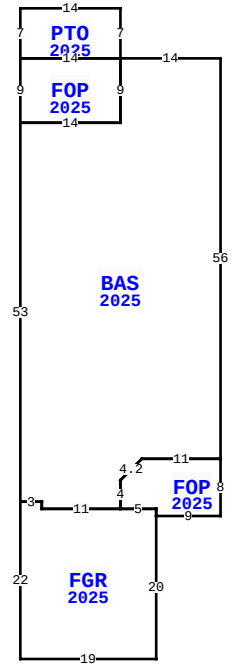
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	2025	1,542	229,018
FGR	402	55	2025	221	32,823
FOP	103	30	2025	31	4,604
FOP	126	30	2025	38	5,644
PTO	98	5	2025	5	743
TOTALS	2,271			1,837	272,831

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	141.4500	148.52	272,831	2024	2024	0	0	0	0.00	100.00

1 TOWNHOUSE 100% - 2026 Heated Area: 1542 HX Base Yr 2026



388 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		272,831
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		332,831
SOH/AGL Deduction		173,205
ASSESSED VALUE		159,626
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,215
TOTAL JUST VALUE		332,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260000289	INSTALL SCREEN EN	5,880	01/13/2026
CO240011408	PRIVATE PROVIDER	286,014	10/08/2024
B240000996	PRIVATE PROVIDER	286,014	01/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2746/1827	10/25/2024	SW	Q	I	01	415,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: DOWNING DONALD A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,0] E14 N9 E14 S56 W11 D3L3 S4 W11 N1 W3 N53 $
FOP=[YR=2025;ORIG=20,-9] E14 S9 W14 N9 $
PTO=[YR=2025;ORIG=20,-16] E14 S7 W14 N7 $
FOP=[YR=2025;ORIG=48,47] W11 D3L3 S4 E5 S1 E9 N8 $
FGR=[YR=2025;ORIG=20,53] E3 S1 E11 E5 S1 S20 W19 N22 $
.

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 06/16/2026 BY IB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS