LOT 56
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

HELMS REBECCA IRENE
240 ECLIPTIC LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0056-0000

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 60
Interior Floo	14	CARPET 40
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
Quality	06	Quality Level 06

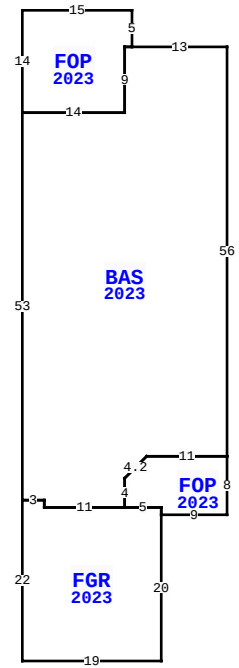
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	2023	1,542	213,880
FGR	402	55	2023	221	30,653
FOP	103	30	2023	31	4,299
FOP	201	30	2023	60	8,322
TOTALS	2,248			1,854	257,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,854	132.7606	139.40	258,448	2023	2023	0	0	0	0.50	99.50

1 TOWNHOUSE 0% - 2026 Heated Area: 1542 HX Base Yr



372 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	257,156
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	317,156
SOH/AGL Deduction	0
ASSESSED VALUE	317,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,156
TOTAL JUST VALUE	317,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003400	CO ISSUED	0	03/14/2023
22011028	NEW CONSTR	251,803	07/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1673	6/09/2023	SW	Q	I	01	407,400

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: HELMS REBECCA IRENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,0] W13 W1 S9 W14 S53 E3 S1 E11 N4 U3R3 E11 N56 $
FOP=[YR=2023;ORIG=62,-5] E15 S5 W1 S9 W14 N14 $
FGR=[YR=2023;ORIG=62,62] E3 S1 E11 E5 S1 S20 W19 N22 $
FOP=[YR=2023;ORIG=76,63] E5 S1 E9 N8 W11 D3L3 S4 $
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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 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS