LOT 69
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

GREENSTREET ROBERT J & NANCY JANE
375 JUBILEE CIR
YULEE, FL 32097

2026

50-3N-27-1004-0069-0000

BUILDING CHARACTERISTICS

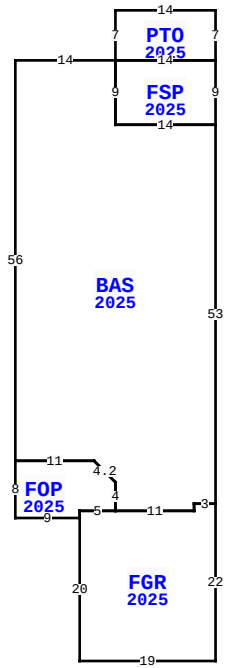
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	221,755
FGR	402	55	2025	221	31,782
FOP	103	30	2025	31	4,458
FSP	126	40	2025	50	7,191
PTO	98	5	2025	5	719
TOTALS	2,271			1,849	265,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,849	136.9650	143.81	265,905	2024	2024	0	0	0	0.00	100.00

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



375 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		265,905
TOTAL MARKET OB/XF VALUE		1,711
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		327,616
SOH/AGL Deduction		169,548
ASSESSED VALUE		158,068
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,657
TOTAL JUST VALUE		327,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011276	SCREEN ROOF OVER	3,862	10/03/2024
CO240011072	CO ISSUED		09/30/2024
B240005218	PRIVATE PROVIDER	286,014	04/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2743/31	10/08/2024	SW	Q	I	01	423,300

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: GREENSTREET ROBERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,-8] E14 S9 E14 S53 W3 S1 W11 N4 U3L3 W11 N56 $
FGR=[YR=2025;ORIG=19,55] E5 E11 N1 E3 S22 W19 N20 N1 $
FSP=[YR=2025;ORIG=24,-8] E14 S9 W14 N9 $
FOP=[YR=2025;ORIG=10,48] S8 E9 N1 E5 N4 U3L3 W11 $
PTO=[YR=2025;ORIG=24,-8] N7 E14 S7 W14 $
.

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
2	0911	SCRN RM A	0	100	14	7	98.00	SF	18.00	18.00	100	2025	2024		97	1,711	

LAND DESCRIPTION

TOTAL OB/XF 1,711

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