LOT 71
DEL WEBB WILDLIGHT PHASE 1
OR 2547/1432

ALEXANDER BRENDA
391 JUBILEE CIR
YULEE, FL 32097

2026

50-3N-27-1004-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

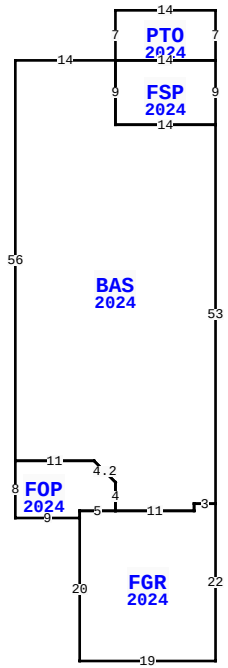
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	2024	1,542	220,646
FGR	402	55	2024	221	31,623
FOP	103	30	2024	31	4,436
FSP	126	40	2024	50	7,155
PTO	98	5	2024	5	715
TOTALS	2,271			1,849	264,575

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	2023	2023	0	0	0	0.50	99.50

1 TOWNHOUSE 100% - 2024 Heated Area: 1542 HX Base Yr 2024



391 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		264,575
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		324,575
SOH/AGL Deduction		0
ASSESSED VALUE		324,575
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,164
TOTAL JUST VALUE		324,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007065	CO ISSUED		06/01/2023
22014000	NEW CONSTR	249,566	09/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/143	6/02/2023	SW	Q	I	01	431,400

GRANTOR: PULTE HOME COMPANY LL

GRANTEE: ALEXANDER BRENDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=160,0] W14 N9 W14 S56 E11 D3R3 S4 E11 N1 E3 N53 $
FSP=[YR=2024;ORIG=160,-9] W14 S9 E14 N9 $
FOP=[YR=2024;ORIG=146,54] N4 U3L3 W11 S8 E9 N1 E5 $
FGR=[YR=2024;ORIG=160,53] W3 S1 W11 W5 S1 S20 E19 N22 $
PTO=[YR=2024;ORIG=160,-16] W14 S7 E14 N7 $
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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	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